



MONTHLY BOARD OF COMMISSIONERS MEETING

**JULY 1, 2026
7:00PMAT
BOHLMANN TOWERS
COMMUNITY ROOM**

BOARD OF COMMISSIONERS

Jacqueline Simpkins, Chairman
Yvette Houston, Vice Chair
Nicola Smith-DeFrietas
Dawn Benson
Stephanie Dabbs

**EXECUTIVE DIRECTOR
Janneyn Phalen**



PEEKSKILL HOUSING AUTHORITY

J. Phalen
Executive Director

807 Main Street
Peekskill, New York 10566
Phone: 914-739-1700
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PEEKSKILL HOUSING AUTHORITY MONTHLY BOARD OF COMMISSIONERS MEETING – JULY 1, 2026- *Rescheduled* BOHLMANN TOWERS AGENDA

I. ROLL CALL

II. APPROVAL OF MINUTES

- a. Resolution No. 06/01/2026 – Approval of Regular Meeting Minutes – May 21st, 2026

III. CORRESPONDENCE: *None*

IV. EXECUTIVE DIRECTOR'S REPORT

- a. Monthly Report – June 2026
- b. Financial Report – May 2026

V. COUNSEL'S REPORT

VI. UNFINISHED BUSINESS:

- a. Resolution No. 05/03/2026 – Selection and Appointment of Landscaping Contractor
- b. Resolution No. 05/04/2026 – Selection and Appointment of Modernization Coordinator

VII. NEW BUSINESS

- a. Resolution No. 06/02/2026 – Approval of May Monthly Bills

VIII. TENANTS' COMMENTS AND CONCERNS

IX. ADJOURNMENT

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING
MAY 21st, 2026 BOARD MEETING MINUTES
REGULAR SESSION**

WHEREAS, The Board of Commissioners have reviewed the minutes of May 21, 2026 Board Meeting; and

WHEREAS, The Board of Commissioners find the minutes to accurately reflect the comments and statements made by the public and the Commissioners.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Peekskill Housing Authority approve the minutes of May 21, 2026 Board Meeting.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chair Jacqueline Simpkins				
Vice Chairman Yvette Houston				
Commissioner Nicola Smith-DeFreitas				
Commissioner Dawn Benson				
Commissioner Stephanie Dabbs				

I hereby certify that the above resolution is as the Board of Commissioners of the Housing Authority of the City of Peekskill adopted.

Effective: June 18, 2026

J. Phalen, Executive Director

PEEKSKILL HOUSING AUTHORITY



J. Phalen
Executive Director

807 Main Street
Peekskill, New York 10566
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PEEKSKILL HOUSING AUTHORITY ANNUAL BOARD OF COMMISSIONERS REGULAR MEETING MINUTES MAY 21st, 2026

ROLL CALL:

Chairman Simpkins
Vice Chairman Houston
Commissioner Smith-DeFreitas
Commissioner Benson

J. Phalen, Executive Director -Absent
M. Levin, Assistant Director
Mark J. Kamensky Esq., Counsel

Chairman Simpkins welcomed everyone to the May 21, 2026 Annual Board of Commissioners Meeting.

Resolution – 05/01/2026 – Regular Meeting Minutes

Chairman Simpkins asked for a motion to pass Resolution 05/01/2026. Vice Chairman Houston made the motion and Commissioner Smith-Defreitas seconded. Chairman Simpkins asked if there were any comments, concerns, or questions. There were none. The vote was as follows: Chairman Simpkins -Aye: Vice Chairman Houston-Aye: Commissioner Smith-Defreitas-Aye: Commissioner Benson-Aye: Resolution passes.

EXECUTIVE DIRECTOR'S REPORT

Revenue – HUD subsidy for April \$630,113

Other Revenue – April \$3,846

Tenant Charges

The Executive Director reviewed the Rent Charges, Total tenant charges, Total Collected, Unpaid Tenant Balance for April 2026.

Bills Paid –The Executive Director reviewed the April bills.

Total expenses for April 2026 \$351,220

Court Proceedings –8 Adjourned, 1 Stipulation.

Tenant Payment Agreements- TPA

Total of 91 residents have payment agreements with a remaining balance of \$503,164

Work Orders – April: 100, 4 outstanding

Unit Turnovers – 2 vacant units as of April 30.

Extermination- 1 bedbug treatment in April 2026.

Tenants Account Receivable (TAR)

Total past due for April 2026- 106 tenants (39%) owed \$904,917

Police Reports:

Police Activity PHA April 7- April 13, 2026 -Bohlmann Towers had 22 visits (18 patrol/follow-up, 4 other), and Dunbar Heights had 25 visits (20 patrol/follow-up, 5 other).

Police Activity PHA April 21 - April 27, 2026, -Bohlmann Towers had 23 visits (16 patrol/follow-up, 7 other), and Dunbar Heights had 22 visits (18 patrol/follow-up, 4 other).

Elevator Bid

The Authority re-bid the elevator modernization project.

Schedule:

- Out to Bid: March 30, 2026
- Pre-Bid Walkthrough: April 14, 2026
- Last Day for Questions: April 24, 2026
- Bid Opening: May 7, 2026

Two bids were received:

King Rose

- Base Bid: \$924,875
- Maintenance Contract: \$4,500 per month per cart
- Service Frequency: Eight visits per week

Iron Sword

- Base Bid: \$1,598,800
- Maintenance Contract: \$5,940 per month per cart
- Service Frequency: Ten visits per week

The Executive Director will present a recommendation at the next meeting

Tenant Elections

The Peekskill Housing Authority (PHA) is seeking dedicated residents to fill two (2) vacancies on the Board of Commissioners. Three residents submitted completed and verified petitions. Tenant commissioner elections will be held May 26, 2026, from 12:00 p.m. to 6:30 p.m. at Bohlmann Towers and Dunbar Heights.

Landscaping Services Solicitation

PHA solicited bids for landscaping services for the 2026 season covering all Authority properties, including Bohlmann Towers, Dunbar Heights, and Turnkey scattered sites. Three proposals were received from Juan S Landscaping LLC, My Favorite Yard LLC, and Mancon LLC.

Proposals were evaluated based on cost, capability, and prior experience. Juan S Landscaping LLC received the highest overall score (68/100), offering competitive pricing, appropriate scope, and verified references. Mancon LLC submitted a well-documented proposal but was significantly higher in cost (59/100). My Favorite Yard LLC scored 62/100; however, the vendor was found not to have legal status in the United States and is therefore not a qualified bidder.

Recommendation: Award the 2026 landscaping services contract to Juan S Landscaping LLC.

Management Consulting Services RFP

PHA issued an RFP for a Modernization (MOD) Coordinator, with two proposals received by May 8, 2026. The consultant will assume MOD responsibilities from the Executive Director to provide specialized support for Capital Fund Program (CFP) administration, including HUD compliance, reporting, procurement, and modernization oversight.

Both respondents were highly qualified. JC Roskell Management Consultants, Inc. received the highest overall score (97/100) based on extensive CFP/HUD experience, strong public housing background, and a fixed annual price of \$48,000. Right-Trak Design, Inc. scored 93/100, demonstrating strong experience and performance but using an hourly pricing model, which made cost comparison less favorable.

Recommendation: Award a one-year contract, with option to renew, to JC Roskell Management Consultants, Inc.

Grants

Pending Application Submission

1. **Emergency and Non-Presidentially Declared Disaster Grant Application 2025:** For Bohlmann boiler replacement. Application due date is ongoing.
2. **Capital Improvements Grant:** For Improving physical condition (addressing UPCS/NSPIRE deficiencies), Increasing occupancy, Reducing long-term vacancies \$250,000-\$3,000,000 per award. Due date April 28th, 2026.

Awarded (pending receipt)

1. **CDBG 2025:** Requesting \$800,000 (with a \$1.6 million match) for renovation of 170 bathrooms at Bohlmann Towers, per the 2018 Physical Needs Assessment. The County planner stated in her most recent email to me "At this time, we are still waiting for those funds to be released by HUD"

Kiley Center

The Peekskill Housing Authority (PHA) is awaiting the environmental review from Westchester County as it is part of the HUD application.

Chairman Simpkins: Is there anything that we can do to speed up the process with the environmental review? We've been waiting for five months.

Assistant Director Levin: It's been longer than five months. I will follow-up with Janneyn.

Chairman Simpkins: Do we have a consultant:

Assistant Director Levin: Yes.

Other Updates

Sitewide- PHA is once again sponsoring free 2026 Season Pool passes and discounted daily rates for PHA residents at veteran's memorial park. Sign up at Parks and Rec 1 Robin Drive. 2 proofs of residency will be required. Served on a first come, first served basis.

Dunbar Heights Kitchens

PHA has secured \$310,000 in state funding for kitchen renovations at Dunbar Heights.

Next steps:

- The bidding process will begin once the scope of work is finalized with HUD.

Dunbar Bathroom Project CDBG – Phase 3 Update:

The architect is currently performing final inspections as completed work progresses and contractor is working through remaining punch list items.

Current Projects-2022 CFP grant

1431 Park Street- Concrete sidewalk work.

Bohlmann- Parking lot paving and striping.

1227 Howard Street- New constructed fenced in dumpster area with a roof, front gate and side door. Bathroom renovations (extension of the Dunbar bathroom project).

Vice Chairman Houston: Is there a reason police reports are conducted for Bohlmann Towers and Dunbar Heights but not for Turnkey scattered sites?

Assistant Director Levin: I will look into that and confirm for you. I do not want to provide any inaccurate information, but I believe Dunbar Heights and Turnkey scattered sites may share reporting because they are on the same AMP. I will verify the details and follow up with you.

Vice Chairman Houston: Do the cameras work there?

Assistant Director Levin: Yes.

COUNSEL'S REPORT: I continue to work through a backlog of cases. The process remains slow but steady progress is being made. New notices are being issued and additional matters are being prepared for court.

Our efforts remain focused on working with tenants, particularly those represented by counsel, to identify available resources and negotiate repayment agreements to reduce large outstanding balances. The goal is to bring significant arrears down to more manageable amounts where repayment plans can be established.

In cases where payments are not made, judgments and warrants have been issued, with some tenants returning to court through orders to show cause. While eviction is a last resort, it may be necessary where no resolution can be reached. The overall objective is to reduce large arrears and return cases to standard nonpayment proceedings.

UNFINISHED BUSINESS – None

Resolution – 05/02/2026– April Monthly Bills

Chairman Simpkins asked for a motion to pass Resolution 05/02/2026. Vice Chairman Houston made the motion and Commissioner Smith-Defreitas seconded. Chairman Simpkins asked if there were any comments, concerns, or questions. There were none. The vote was as follows: Chairman Simpkins -Aye: Vice Chairman Houston-Aye: Commissioner Smith-Defreitas-Aye: Commissioner Benson-Aye: Resolution passes.

Commissioner Smith-Defreitas: For the next two resolutions, I think we should table them until we get some more clarification on them, especially the modernization coordinator. I haven't reviewed that thoroughly.

Chairman Simpkins: Okay, so we can table those two, and we can move on to comments and concerns.

TENANTS QUESTIONS COMMENTS AND CONCERNS:

Beth W.: I have a question.

Commissioner Benson: I thought she wasn't supposed to speak during meetings. All questions are to be submitted prior to the meeting for non-residents.

Beth W.: My apologies. I'll remember that.

Chairman Simpkins: Submit your questions before the next meeting.

Pauline G.: I just making sure that tenant commissioner serves the entire site and not just where they live.

Chairman Simpkins: That is correct.

Pauline G.: I received notices regarding cooling centers, but its directed Dunbar residents to go to Bohlmann Towers. We have a community room here as well, why can't that be used.

Chairman Simpkins: That's a question for Janneyn. I will get back to you with an answer.

Pauline G.: I love my new bathroom. Now I'm just waiting for the new kitchens.

Chairman Simpkins: I'm glad you like it.

Layla F.: My safety bars were removed from and never re-installed when they did my bathroom renovation.

Chairman Simpkins: I'll follow-up on that.

Layla F.: I saw a new person with a Pitbull. That's an issue.

Commissioner Smith-Defreitas: When you see this, did you take a picture, especially being that they are new?

Layla F.: No. I didn't have my phone with me.

Layla F.: Who supervises the landscaping company when they mow the lawn?

Assistant Director Levin: This was not a company. Our maintenance staff did this.

Commissioner Smith-Defreitas: I wanted to go back to the Pitbull. I mean, we talked about this at the last meeting. I know that notices are usually sent out. What's the process? How much time are they given to rectify the situation? If you say you're not allowed to have pit bulls, okay, do you wait a month?

Assistant Director Levin: So, you're supposed to get rid of it within 24 hours to make arrangements, but enforcing it becomes an issue."

Commissioner Smith-Defreitas: And why is that?

Assistant Director Levin: We can't walk into the unit and remove somebody's dog physically?

Commissioner Smith-Defreitas: Then what happens after the notices and they don't get rid of the dog

Attorney Kamensky: Then the office reports it to me. The process is, we send out notices. It's recorded as a lease violation, and eventually, with enough lease violations, they go to court.

Chairman Simpkins motioned to adjourn the meeting. Vice Chairman Houston made the motion and Commissioner Smith-Defreitas seconded.

The meeting was adjourned at 8:06 pm.

PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
June 18, 2026
EXECUTIVE DIRECTOR'S REPORT

Revenue	May
HUD Subsidy – Bohlmann (AMP 1)	61,229
HUD Subsidy – All other sites (AMP 2)	59,257
Proceeds from Capital Funds/Shortfall Funds/ROSS Grant	584,837
Total HUD Revenue	705,323
Other Revenue– Non-Federal	
Laundry Commissions	1,893
CAP Office	0
Health Center	740
Interest	678
Total	3,311
TENANT CHARGES	May
Rent	186,520
Parking	1,629
Misc. (key cards, maintenance charges, legal fees)	200
Late fees	794
Air Conditioners	635
TOTAL TENANT CHARGES	189,778
Total Collected	184,614
Unpaid Tenant Balance for the month	5,164
All Outstanding Tenant Charges	1,136,002
Monthly write offs-Outstanding balances for move outs	0

Financial

BILLS PAID

	May
Payroll (M)	73,916
Elevator (Q)	600
Exterminator (M)	1,675
City Trash Collection (Q)	17,784
City Water (Q)	0
Sewer Tax (Semi-Annual)	0
Robison Fuel Oil (M)	12,932
Electric (M)	20,285
Gas (M)	21,965
Propane (M)	1,058
Legal – PHA Attorney (M)	3,200
Legal – Labor Attorney	115
Lawsuit Deductibles	0
Health Insurance/Dental Insurance(M)	36,789
Process Server – Evictions (M)	0
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	62,399
Credit Card (M)-Maintenance Supplies, Office Expenses, Tenant Services	15,719
Other Maintenance Supplies and Contracts (M)	12,492
Other Office Expenses and Contracts (M)	32,402
PILOT (SA)	0
NYS Retirement Contribution (A)	0
Medicare Part B Reimbursement	0
Unit Turnaround Contracts	0
TOTAL EXPENSES	\$313,331
ROSS Grant (Salary, expenses and training)	6,154
CAPITAL FUND PROJECTS (construction and architect fees)	511,671

COURT PROCEEDINGS

MONTH	# RESIDENTS	BALANCE	#PAID	AMOUNT PAID	RESULT/COMMENTS
April 2025	7	121,046	0	0	1-Warrant & Stay 4-Adjourned 2-Trial
May 2025	7	151,366	0	0	7 - Adjourned
June 2025	7	150,831	2	8,534	3 – Stipulation 4- Adjourned
July 2025	5	62,524			5 - Adjourned
August 2025	6	65,409	2	1,249	6 - Adjourned
September 2025	10	110,087	0	0	1 – Stipulation 3 – Possession 6 – Adjourned
October 2025	6	104,865	0	0	1-Stipulation 4-Adjourned 1-Possession
November 2025	3	35,835	0	0	3-Adjourned
December 2025	1	21,455	0	0	1-Stipulation
January 2026	7	138,293	0	0	6-Adjourned 1-Possession
February 2026	4	115,929	0	0	3-Adjourned 1-Possession
March 2026	7	99,021	5	14,214	6-Adjourned 1-Stipulation
April 2026	9	108,223	7	23,800	1-Stipulation 8-Adjourned
May 2026	8	77,767	8	13,074	8-Adjourned

WORK ORDERS

MONTH	CALLS	COMPLETE	OUTSTANDING OR COMMENTS
January 2025	127	127	
February	122	122	
March	148	148	
April	108	108	
May	108	108	
June	171	171	
July	131	131	
August	116	116	
September	89	89	
October	157	157	
November	115	115	
December	120	120	
January 2026	92	92	
February	119	119	
March	115	115	
April	100	100	
May	99	96	3 Outstanding

Tenant Payment Agreement Summary – As of May 31, 2026

Bohlmann Towers (47 Agreements)

- Total Agreement Amount: \$306,371.50
- Total Received: \$71,958.08
- Remaining Balance: \$234,413.42

Dunbar Heights (33 Agreements)

- Total Agreement Amount: \$298,851.41
- Total Received: \$79,045.20
- Remaining Balance: \$219,806.21

Turnkey (13 Agreements)

- Total Agreement Amount: \$87,731.30
- Total Received: \$20,249.00
- Remaining Balance: \$67,482.30

PHA Total (93 Agreements)

- Total Agreement Amount: \$692,954.21
- Total Received: \$171,252.28
- Remaining Balance: \$521,701.93

UNIT TURNOVER

SITE/UNIT	SIZE	VACANT	COMPLETE	LEASED	COMMENT
BT 1-J	1	02/02/26	03/12/26	04/01/26	
BT 3-D	4	05/16/25	06/18/25	09/02/25	
BT 4-G	3	02/06/26	05/28/26		LEASED 06/11/26
BT 4-J	4	11/22/25	12/31/25	02/19/26	
BT 4-M	1	07/21/25	08/01/25	09/02/25	
BT 5-A	0	07/23/25	08/15/25	01/12/26	
BT 6-L	1	06/16/25	06/30/25	07/15/25	
BT 7-M	1	03/11/25	04/11/25	07/03/25	
BT 8-J	4	03/31/26			CONTRACTORS WORKING
DH 2-B	2	07/07/25	07/25/25	09/02/25	
DH 9-B	4	12/19/25	01/15/26	02/06/26	
DH 16-D	2	02/06/26	04/03/26	04/20/26	
TK 1431B 2-L	1	06/30/25	08/07/25	11/15/25	
TK 1431B 3-L	3	02/28/26			OFFLINE
TK 1431A 1-M	3	10/10/25	11/16/25	12/19/25	
TK 1227 3-M	3	02/06/26	04/12/26	5/15/26	
TOTAL VACANT	2				
OFFLINE	1				

EXTERMINATION SUMMARY – BEDBUGS - # Treatments

MONTH	2024	2025	2026	Comment
January	0	1	1	
February	2	2	0	
March	0	17	0	2025-3 confirmed 14 Preventative Services
April	2	2	1	
May	2	2	0	
June	2	1		
July	1	0		
August	0	0		
September	0	1		
October	2	0		
November	0	0		
December	0	0		
TOTAL	11	26	2	
COST	\$2,267	\$4,117	\$175	

ACTIVE UNITS

As of May 31st	
Bohlmann Towers	142
Dunbar Heights	96
Turnkey	32
Total Occupancy Rate	98% (270)

TENANT ACCOUNTS RECEIVABLE - LATE OR NO PAYMENT

SITE	# Units	No Payment	Past Due through May 31, 2026
Bohlmann Towers	144	(9) 15	75 owed \$607,368 (413,127)
Dunbar Heights	96	(21) 23	32 owed \$391,976 (379,911)
Turnkey	33	(5) 8	20 owed \$148,733 (111,879)
Totals	273	(36) 46	127- 46% - \$1,148,078 (\$904,917)

PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS

PHA Activity: April 28 – May 4, 2026

	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	34	33	1*
Dunbar Heights	29	27	2*

* **Bohlmann Towers – Other:** 1 Parking Complaint

* **Dunbar Heights – Other:** 1 Parking Complaint, 1 Identity Theft Report

PHA Activity: May 12 – May 18, 2026

	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	36	30	6*
Dunbar Heights	25	22	3*

* **Bohlmann Towers – Other:** 2 Medical Calls, 1 Parking Complaint, 1 Police Investigation, 1 Domestic Incident, 1 Larceny

* **Dunbar Heights – Other:** 1 Traffic Stop, 1 Suspicious Activity, 1 Domestic Incident.

Elevator Bid

PHA bid this project with the following schedule:

Out to Bid: March 30, 2026

Pre-Bid Walk-Through: April 14, 2026

Last Day for Bidder Questions: April 24, 2026

Bid Opening: May 7, 2026

LAN participated in the May 7, 2026 bid opening for the Bohlmann Towers elevator modernization project. The overall construction budget was \$1,200,000, and two (2) bids were received.

The apparent low bid was King Rose of NY, Inc. at \$924,875 (includes a \$25,000 cab allowance). During vetting, King Rose corrected a base bid error related to the Performance and Payment Bond, increasing the bid by \$30,798 to \$955,673, and revised pricing for the alternates (Add Alternate No. 2: \$38,000).

We will be postponing the vote this month for this project while we consult with PHA Legal Counsel regarding the omissions identified in King Rose's bid.

Katharine Mendez, the PHA architect, will be present at the meeting to address any questions you may have.

Tenant Elections

The Tenant Commissioner election was held on Tuesday, May 26, from 12:00 p.m. to 6:30 p.m. in the community rooms at Bohlmann Towers and Dunbar Heights.

Stephanie Dabbs and Dawn Benson were elected to serve as Tenant Commissioners for two-year terms, with Commissioner Dabbs receiving the higher number of votes and serving the longer initial term.

Please join me in welcoming both Commissioners Dabbs and Benson to the Peekskill Housing Authority Board of Commissioners.

Landscaping Services Solicitation

- Following the Board's discussion and direction from the chairperson, the Authority re-issued the Request for Proposals (RFP) for landscaping services for the 2026 season. The scope of work covers all PHA properties, including Bohlmann Towers, Dunbar Heights, and the Turnkey scattered sites. The Authority received proposals from Rosendo Mason Contracting Inc, Mancon LLC, Ceja Landscaping and Juan S Landscaping LLC. The proposals are included in your board packets for review.

Vendor	Cost (55%)	Capability (25%)	Previous Experience (20%)	Total Score	Key Notes
Rosendo Mason Contracting Inc.	40/55	22/25	18/20	80/100	Submitted a comprehensive landscaping proposal covering all PHA properties with detailed service specifications. The proposal included relevant experience performing routine landscaping maintenance.
Ceja Landscaping	35/55	18/25	16/20	69/100	Submitted a comprehensive landscaping proposal covering all PHA properties with detailed service specifications. Proposal demonstrated experience performing routine landscaping maintenance services.
Juan S Landscaping LLC	45/55	15/25	8/20	68/100	The proposal features strong landscaping-focused scope and reasonable pricing, with supporting references verified.
Mancon LLC	20/55	23/25	16/20	59/100	Most complete and professional submission with references and documentation, but pricing was substantially higher than competitors.

Award Recommendation

Based on the submitted proposals, references and the RFP scoring criteria, my recommendation is the contract be awarded *Rosendo Mason Contracting Inc.* **A board resolution is required to accept this contract for the 2026 season.**

Management Consultation Services RFP – Proposal Scoring Summary

MOD Coordinator Services

This item is being brought back before the Board for consideration following questions and discussion at the May meeting.

As previously presented, the Authority solicited proposals for MOD Coordinator services and received two responses. Additional information regarding the scope of services, funding source, and separation of duties between the Executive Director and MOD Coordinator has been provided to the board.

Staff continue to recommend the selection of JC Roskell Management Consultants, Inc. based on qualifications, experience, and ability to provide comprehensive Capital Fund Program administration and modernization services.

A resolution authorizing the Executive Director to enter into a one-year agreement with JC Roskell Management Consultants, Inc., with options for renewal, is attached for Board consideration.

Grants

Pending Application Submission

1. **Emergency and Non-Presidentially Declared Disaster Grant Application 2025:** For Bohlmann boiler replacement. Application due date is ongoing.

Awarded (pending receipt)

1. **CDBG 2025:** Requesting \$800,000 (with a \$1.6 million match) for renovation of 170 bathrooms at Bohlmann Towers, per the 2018 Physical Needs Assessment. The County planner stated in her most recent email to me "At this time, we are still waiting for those funds to be released by HUD".
-

Kiley Center

The County submitted the environmental review from New York State. However, I identified inaccuracies in the submission and returned it for correction before proceeding further.

Other Updates

Dunbar Heights Kitchens

PHA has secured \$310,000 in state funding for kitchen renovations at Dunbar Heights.

Next steps:

- The bidding process will begin once the scope of work is finalized with HUD.

Dunbar Bathroom Project CDBG – Phase 3 Update: The architect is currently performing final inspections as completed work progresses and contractor is working through remaining punch list items.

Bohlmann Sidewalk Replacement and Repair

The Bohlmann Towers sidewalk replacement and repair project has been completed. As part of the work, contractors installed two new ADA-accessible curb cuts on the west side of the property to improve accessibility. Additionally, the front courtyard benches were sandblasted, repainted, and reinstalled.

Dunbar Heights and Turnkey Sites

Gutter cleaning was completed at both Dunbar Heights and the Turnkey scattered site properties as part of routine seasonal maintenance. All downspouts were cleared and confirmed to be flowing properly upon completion. No significant issues were identified during the service, and the work supports ongoing preventive maintenance efforts across the Authority's properties.

Currently Scheduled Projects-2022 CFP grant

1431 Park Street- Concrete sidewalk work.

Bohlmann- Parking lot paving and striping.

1227 Howard Street- Newly constructed fenced-in dumpster area with a roof, front gate and side door. Bathroom renovations (extension of the Dunbar bathroom project).

Respectfully Submitted,

Janneyn Phalen

Executive Director

FINANCIAL REPORT



- 1) Balance Sheet
- 2) Profit and Loss Month
- 3) Profit Year To Date
- 4) Summary Operating Statement

Peekskill Housing Authority

Balance Sheet

As of May 31, 2026

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1111.2 Cash - Operating Account	721,285.57
1111.5 Cash - Payroll Account	39,763.70
1112 Chase - Nonfederal	661,480.54
1114 Security Deposit Fund	81,938.40
1117 Petty Cash Fund	1,000.00
Total Checking/Savings	1,505,468.21
Other Current Assets	
1123 Allowance for Doubt. Accts	-976,988.00
1125 AR HUD	619,337.90
1129 AR Other	2,588.34
1211 Prepaid Insurance	81,581.17
1260 Material Inventory	34,813.00
1261 Obsolete Inventory	-1,741.00
1122.1 · 1122.1 TAR Bohlmann	302,077.45
1122.2 · 1122.2 TAR Dunbar	275,354.18
1122.3 · 1122.3 TAR Turnkey	100,856.92
1122.7 · 1122.7 TAR Repays Bohlmann	231,183.02
1122.8 · 1122.8 TAR Repays Dunbar	225,133.88
1122.9 · 1122.9 TAR Repays Turnkey	59,367.42
1262 · 1262 Fuel Oil Inventory	26,045.00
Total Other Current Assets	979,609.28
Total Current Assets	2,485,077.49
Fixed Assets	
1400.10 Leasehold Improvements	3,650,425.76
1400.12 Building Improvements	3,555,353.79
1400.3 CFP Unallocated	220.00
1400.42 CFP 2020	289,940.00
1400.44 CFP 2022	43,344.07
1400.45 CFP 2023	638,818.75
1400.451 CFP 2023 ESS	83,104.00
1400.46 CFP 2024	152,727.31
1400.461 CFP 2024 Hazard	30,360.38
1400.5 Accumulated Depreciation	-24,931,687.44
1400.51 Accumulated Amortizatio	-16,162.20
1400.6 Land	131,611.00
1400.7 Buildings	21,807,327.63
1400.8 Equipment - Dwellings	238,849.00
1400.9 Equipment - Admin	913,607.67
1400.95 Equipment - Cap Leases	17,056.20
1401 CDBG Costs	152,643.15
Total Fixed Assets	6,757,539.07
Other Assets	
1420 · 1420 Deferred Outflows GASB-68	270,545.00
1421 · 1421 Deferred Outflows OPEB	697,902.00
Total Other Assets	968,447.00
TOTAL ASSETS	10,211,063.56

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06/05/26

Accrual Basis

Peekskill Housing Authority
Balance Sheet
 As of May 31, 2026

	May 31, 26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2111 Accounts Payable	189,192.84
2114 Tenant Security Deposits	81,938.40
2117.3 Pension Payable	3,852.27
2117.5 Group Insurance	479.40
2118 Due to HUD	7,048.87
2133 Accrued utilities	174,347.67
2135 Accrued Payroll	15,635.00
2136 Accrued Pension	25,000.00
2137 Payments in Lieu of Taxes	103,620.00
2138 Accrued Comp. Absences	218,974.00
2146 Lease Payable	1,192.00
2240.1 · Prepaid Rent Bohlmann	5,056.43
2240.2 · Prepaid Rent Dunbar	5,092.60
2240.3 · Prepaid Rent Turnkey	1,926.16
Total Other Current Liabilities	833,355.64
Total Current Liabilities	833,355.64
Long Term Liabilities	
2134 Accrued OPEB	3,979,753.00
2140 Net Pension Liability	377,551.00
2400 Deferred Inflows GASB-68	48,235.00
2410 Deferred Inflows OPEB	1,540,712.00
Total Long Term Liabilities	5,946,251.00
Total Liabilities	6,779,606.64
Equity	
2803 Invested in Capital Assets	5,345,531.69
2807 Unrestricted Net Assets	-4,370,485.59
32000 · Retained Earnings	1,419,131.04
Net Income	1,037,279.78
Total Equity	3,431,456.92
TOTAL LIABILITIES & EQUITY	10,211,063.56

Peekskill Housing Authority

Profit & Loss

May 2026

	May 26
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	99,257.00
3110.2 Dunbar Heights	55,630.00
3110.21 Retro Rent DH	1,742.00
3110.4 Turnkey	29,891.00
Total 3110 Dwelling Rental	186,520.00
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	540.48
3190.2 Dunbar Heights	780.00
3190.4 Turnkey	308.23
Total 3190 Nondwelling Rental	1,628.71
3610 Interest on Gen. Fund Inv.	678.43
3690 Other Income	
3690.1 Laundry Room Income	1,892.61
3690.3 Health Center Rent	740.16
3690.6 Late Fees	
Bohlmann Towers	371.60
Dunbar Heights	341.35
Turnkey	81.09
Total 3690.6 Late Fees	794.04
3690.8 Work Orders	
Bohlmann Towers	200.00
Total 3690.8 Work Orders	200.00
3690.9 AC - BT	562.74
3690.9 Ac - TK	72.58
Total 3690 Other Income	4,262.13
3691 Other Income CFP Subsidy	20,833.00
8020 Operating Subsidy	
8020.1 AMP 1	61,228.50
8020.2 AMP2	59,256.50
Total 8020 Operating Subsidy	120,485.00
Total Income	334,407.27
Gross Profit	334,407.27
Expense	
4110 Administrative Salaries	28,622.46
4130 Legal Expense	3,315.00
4140 Staff Training	1,506.66
4170 Accounting Fees	2,400.00
4171 Auditing Fees	4,166.00
4190.2 Membership Dues & Fees	245.00
4190.5 Forms, Station. & Office	7,464.83
4190.6 All Other Sundry	6,088.97
4190.7 Admin. Service Contracts	6,269.69
4190.9 Advertising	1,149.65
4220.01 Other Tenant Services	68.88
4320 Electricity	20,285.38
4330 Gas	21,965.36
4335 Propane	1,058.35
4340 Fuel	12,932.45
4410 Labor	45,293.50

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06/05/26

Accrual Basis

Peekskill Housing Authority

Profit & Loss

May 2026

	May 26
4420 Materials	
4420.01 Supplies - Grounds	15,201.56
Total 4420 Materials	15,201.56
4430.1 Garbage & Trash Removal	17,784.00
4430.10 Alarm/Extinguish Contra	369.97
4430.11 Routine Maint Contracts	2,262.50
4430.2 Heating & Cooling Contr	4,387.53
4430.4 Elevator Contracts	600.00
4430.9 Exterminating Contracts	1,675.00
4510 Insurance Expense	18,813.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	19,607.41
4540.2 Employee Ben - Maint	20,784.71
4540.6 GASB-68 Admin	12,500.00
Total 4540 Employee Benefits	52,892.12
4570 Collection Losses	6,250.00
4190.72 - 4190.73 IT Services	1,500.00
7520 - 7520 Equipment Purchases	14,650.00
Total Expense	299,217.86
Net Ordinary Income	35,189.41
Other Income/Expense	
Other Income	
8029.52 Capital Fund Grant 2022	564,004.03
Total Other Income	564,004.03
Other Expense	
4805 ROSS 2022 Expenses	6,154.00
Total Other Expense	6,154.00
Net Other Income	557,850.03
Net Income	593,039.44

Peekskill Housing Authority
Profit & Loss
 April through May 2026

	Apr - May 26
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	197,514.00
3110.2 Dunbar Heights	110,729.00
3110.21 Retro Rent DH	1,742.00
3110.4 Turnkey	59,152.00
Total 3110 Dwelling Rental	369,137.00
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	1,290.48
3190.2 Dunbar Heights	1,560.00
3190.4 Turnkey	593.23
Total 3190 Nondwelling Rental	3,443.71
3610 Interest on Gen. Fund Inv.	1,196.00
3690 Other Income	
3690.1 Laundry Room Income	4,480.95
3690.3 Health Center Rent	1,480.32
3690.6 Late Fees	
Bohlmann Towers	825.40
Dunbar Heights	599.55
Turnkey	170.69
Total 3690.6 Late Fees	1,595.64
3690.8 Work Orders	
Bohlmann Towers	235.00
Total 3690.8 Work Orders	235.00
3690.9 AC - BT	952.74
3690.9 Ac - TK	132.58
Total 3690 Other Income	8,877.23
3691 Other Income CFP Subsidy	41,666.00
8020 Operating Subsidy	
8020.1 AMP 1	129,968.50
8020.2 AMP2	125,782.50
Total 8020 Operating Subsidy	255,751.00
Total Income	680,070.94
Gross Profit	680,070.94
Expense	
4110 Administrative Salaries	57,387.56
4130 Legal Expense	9,685.00
4140 Staff Training	1,706.66
4170 Accounting Fees	4,800.00
4171 Auditing Fees	4,166.00
4190.15 Cell Phones/Pagers	382.61
4190.2 Membership Dues & Fees	245.00
4190.5 Forms, Station. & Office	7,972.08
4190.6 All Other Sundry	6,377.33
4190.7 Admin. Service Contracts	8,032.11
4190.71 Leases	753.79
4190.9 Advertising	1,290.65
4220.01 Other Tenant Services	68.88
4310 Water & Sewer	85,206.99
4320 Electricity	42,779.55
4330 Gas	57,769.05
4335 Propane	1,264.39
4340 Fuel	49,824.57
4410 Labor	90,290.43

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06/05/26

Accrual Basis

Peekskill Housing Authority

Profit & Loss

April through May 2026

	Apr - May 26
4420 Materials	
4420.01 Supplies - Grounds	18,713.27
Total 4420 Materials	18,713.27
4430.1 Garbage & Trash Removal	19,784.00
4430.10 Alarm/Extinguish Contra	369.97
4430.11 Routine Maint Contracts	9,262.50
4430.2 Heating & Cooling Contr	4,387.53
4430.4 Elevator Contracts	3,217.65
4430.6 Unit Turnaround Contract	25,750.00
4430.9 Exterminating Contracts	3,225.00
4510 Insurance Expense	37,625.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	39,054.23
4540.2 Employee Ben - Maint	39,092.29
4540.6 GASB-68 Admin	25,000.00
Total 4540 Employee Benefits	103,146.52
4570 Collection Losses	12,500.00
4190.72 · 4190.73 IT Services	2,700.00
7520 · 7520 Equipment Purchases	14,650.00
Total Expense	685,334.09
Net Ordinary Income	-5,263.15
Other Income/Expense	
Other Income	
8029.52 Capital Fund Grant 2022	586,429.03
8029.56 Capital Fund Grant 2025	176,328.00
8029.50 · 8029.50 Capital Fund Grant 2020	289,940.00
Total Other Income	1,052,697.03
Other Expense	
4805 ROSS 2022 Expenses	10,154.10
Total Other Expense	10,154.10
Net Other Income	1,042,542.93
Net Income	1,037,279.78

Peekskill Housing Authority
Summary Operating Statement - Budget and Actual
Two Months Ended May 31, 2026

	Prior Year Year-to-Date Actual	Annual Budget (Dollars)	Year-to-Date Budget	Year-to-Date Actual	Variance - Favorable (Unfavorable)
Revenue					
Operating Receipts					
Dwelling Rentals	357,630	2,141,190	356,865	369,137	12,272
Nondwelling Rent	3,665	21,960	3,660	3,444	(216)
Interest Income	1,160	500	83	1,196	1,113
Other Income	22,938	35,000	5,833	8,877	3,044
HUD Operating Subsidy	307,056	1,650,000	275,000	255,751	(19,249)
CFP Operations Subsidy	33,334	250,000	41,667	41,666	(1)
Total Operating Receipts - Including HUD Contril	725,783	4,098,650	683,108	680,071	(3,037)
Expenses					
Operating Expenditures					
Administrative:					
Administrative Salaries	55,196	379,370	63,228	57,388	5,840
Legal Expense	8,300	45,000	7,500	9,685	(2,185)
Training	863	5,000	833	1,707	(874)
Travel	0	5,000	833	0	833
Accounting Fees	4,800	30,000	5,000	4,800	200
Auditing Fees	4,166	25,000	4,167	4,166	1
Telephone, Office Supplies, Miscellaneous	34,013	154,000	25,667	27,754	(2,087)
Total Administrative Expenses	107,338	643,370	107,228	105,500	1,728
Tenant Services:					
Contracts	0	0	0	0	0
Relocation and other	0	20,000	3,333	69	3,264
Total Tenant Services Expenses	0	20,000	3,333	69	3,264
Utilities:					
Water/Sewer	88,313	260,000	43,333	85,207	(41,874)
Electricity	50,135	290,000	48,333	42,780	5,553
Gas	56,199	250,000	41,667	57,769	(16,102)
Fuel	35,544	297,000	49,500	51,089	(1,589)
Total Utilities Expenses	230,191	1,097,000	182,833	236,845	(54,012)
Ordinary Maintenance & Operation:					
Labor-Maintenance	96,588	638,060	106,343	90,290	16,053
Materials - Maintenance	18,015	170,000	28,333	18,713	9,620
Maint Contract Costs	37,424	430,000	71,667	65,997	5,670
Total Maintenance Expenses	152,027	1,238,060	206,343	175,000	31,343
Protective Services:					
Contracts	0	5,000	833	0	833
Total Protective Services	0	5,000	833	0	833
General Expense:					
Insurance	37,071	239,000	39,833	37,625	2,208
Payments in Lieu of Taxes	13,196	106,620	17,770	13,682	4,088
Employee Benefit Contributions	99,789	594,820	99,137	103,147	(4,010)
Collection Losses	12,500	75,000	12,500	12,500	0
Total General Expenses	162,556	1,015,440	169,240	166,954	2,286
Nonroutine Items:					
Extraordinary Items	8,800	10,000	1,667	14,650	(12,983)
Total Operating Expenses	660,912	4,028,870	671,478	699,018	(14,556)
Net Income/(Loss)	64,871	69,780	11,630	(18,947)	(30,577)

**PEEKSKILL HOUSING AUTHORITY
SELECTION AND APPOINTMENT OF LANDSCAPING CONTRACTOR**

WHEREAS, the Peekskill Housing Authority solicited proposals for landscaping and grounds maintenance services in accordance with applicable procurement requirements; and

WHEREAS, the Board of Commissioners has determined that Rosendo Mason Contracting Inc. is qualified to provide satisfactory and cost-effective landscaping services; and

WHEREAS, the Executive Director has recommended the selection of Rosendo Mason Contracting Inc. as the landscaping contractor for the Authority;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Peekskill Housing Authority hereby approves the selection and appointment of Rosendo Mason Contracting Inc. as landscaping contractor; and

BE IT FURTHER RESOLVED, that the Executive Director is authorized to execute all necessary agreements and related documents to implement this Resolution.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chairman Jacqueline Simpkins				
Vice Chairman Yvette Houston				
Commissioner Nicola Smith-DeFreitas				
Commissioner Dawn Benson				
Commissioner Stephanie Dabbs				

I hereby certify that the above resolution is as the Board of Commissioners of the Housing Authority of the City of Peekskill is adopted.

Effective: June 18th, 2026

J. Phalen, Executive Director

Scope and Specifications

Landscaping Contract 2026

Property Name:

Peekskill Housing Authority

807 Main St

Peekskill, NY 10566

Landscaping Company:



CEJA LANDSCAPING

308 WASHINGTON AVE

NEW ROCHELLE, NY 10801

TEL: (914) 576-5472 FAX: (914) 813-8007

EMAIL: cejalandscaping@hotmail.com

Regards,

CEJA LANDSCAPING

A handwritten signature in black ink, appearing to read 'Luis Ceja', written over a faint horizontal line.

Luis Ceja

Customer Agreement Signature

Name

Date

Scope and Specifications:

- A. All grass areas are to be cut weekly (Tuesday in July to September)
- B. 13 cuts to be projected in 2026.
- C. Grass will be cut at a minimum height of 4 inches.
- D. Grass catchers will be used on all mowers.
- E. Trimming with a monofilament trimmer will be done weekly. This would include edges of sidewalk, edges of all mulch beds, around all buildings, shrubs and trees and against any fences. All Property fence lines will be maintained free of vegetation in fence.
- F. Edging of curbs, driveways and sidewalks will be done a minimum of three times per season.
- G. Grass clippings and debris will be blown from parking areas, sidewalks and roads only when/if permitted by law.
- H. Grass clippings will be removed from the property.
- I. Shrub trimming will be maintained through-out to promote proper health, height and growth dimension accordingly. Typically, 2 times per year.
- J. Fertilizer will be applied 2 times a year to the grass areas.

CLEAN-UP

- A. All grass areas will be cleaned of all debris and prepared for weekly mowing.
- B. All fences that are full of shrub growth will be cleared away.
- C. All debris will be disposed
- D. This initial clean-up is required prior to starting weekly lawn care maintenance.

FALL CLEAN-UP

- A. All grass areas will be cut weekly (Tuesdays in October and November and two in December).
- B. 10 cuts projected each year.
- C. Grass will be cut at a minimum height of 4 inches.
- D. Grass catchers will be used on all mowers.
- E. Maintain property of fall foliage. Final clean up includes completion of all leaves and debris from the grass, flower beds and mulch areas.
- F. Collected debris will be disposal off site.
- G. Edging of curbs, driveways and sidewalks will be done a minimum of three times per season.

Line Item	Frequency	Description	Cost
Cleanup Including Parking Lot	Annually	Full clean up including dump fee	\$2,800.00
Fall Cleanup including Parking Lot	Weekly in October, November and twice in December	Full clean up	\$850.00 x10
Grass Cutting/Trimming	Weekly	Trimming of walk and curb edges as needed April-September	\$750.00 x13
Edging curbs, driveways & Walkways	Weekly	Maintain clean edges	\$80.00 x23
Fertilization	Three times a year	Applied to all grasses	\$350.00 x2
Shrub Trimming	Semi Annual		\$1,000.00 x2
Total per year			\$25,590.00

*The total price for the 2026 contract is \$25,590.00 plus applicable tax. Ceja Landscaping understands that based on the circumstances, Ceja will be charging on a per cut basis.

** The price per grass cut will increase if grass is not maintained within three weeks.

Scope and Specifications

Landscaping Contract 2026

Property Name:

Peekskill Housing Authority

1431 Park St.

Peekskill, NY 10566

Landscaping Company:



CEJA LANDSCAPING

308 WASHINGTON AVE

NEW ROCHELLE, NY 10801

TEL: (914) 576-5472 FAX: (914) 813-8007

EMAIL: cejalandscaping@hotmail.com

Regards,

CEJA LANDSCAPING

Luis Ceja

Customer Agreement Signature

Name

Date

Scope and Specifications:

- A. All grass areas are to be cut weekly (Tuesdays in July to September)
- B. 13 cuts to be projected in 2026.
- C. Grass will be cut at a minimum height of 4 inches.
- D. Grass catchers will be used on all mowers.
- E. Trimming with a monofilament trimmer will be done weekly. This would include edges of sidewalk, edges of all mulch beds, around all buildings, shrubs and trees and against any fences. All Property fence lines will be maintained free of vegetation in fence.
- F. Edging of curbs, driveways and sidewalks will be done a minimum of three times per season.
- G. Grass clippings and debris will be blown from parking areas, sidewalks and roads only when/if permitted by law.
- H. Grass clippings will be removed from the property.
- I. Shrub trimming will be maintained through-out to promote proper health, height and growth dimension accordingly. Typically, 2 times per year.
- J. Fertilizer will be applied 2 times a year to the grass areas.

CLEAN-UP

- A. All grass areas will be cleaned of all debris and prepared for weekly mowing.
- B. All fences that are full of shrub growth will be cleared away.
- C. All debris will be disposed
- D. This initial clean-up is required prior to starting weekly lawn care maintenance.

FALL CLEAN-UP

- A. All grass areas will be cut weekly (Tuesdays in October and November and two in December).
- B. 10 cuts projected each year.
- C. Grass will be cut at a minimum height of 4 inches.
- D. Grass catchers will be used on all mowers.
- E. Maintain property of fall foliage. Final clean up includes completion of all leaves and debris from the grass, flower beds and mulch areas.
- F. Collected debris will be disposal off site.
- G. Edging of curbs, driveways and sidewalks will be done a minimum of three times per season.

Line Item	Frequency	Description	Cost
Cleanup Including Parking Lot	Annually	Full clean up including dump fee	\$2,800.00
Fall Cleanup including Parking Lot	Weekly in October, November and twice in December	Full clean up	\$850.00 x10
Grass Cutting/Trimming	Weekly	Trimming of walk and curb edges as needed April-September	\$750.00 x13
Edging curbs, driveways & Walkways	Weekly	Maintain clean edges	\$80.00 x23
Fertilization	Three times a year	Applied to all grasses	\$300.00 x2
Shrub Trimming	Semi Annual	Trimming and cleaning around the fence/perimeter	\$1,000.00 x2
Total per year			\$25,490.00

*The total price for the 2026 contract is \$25,490.00 plus applicable tax. Ceja Landscaping understands that based on the circumstances, Ceja will be charging on a per cut basis.

** The price per grass cut will increase if grass is not maintained within three weeks.

Scope and Specifications

Landscaping Contract 2026

Property Name:

Peekskill Housing Authority

1719 Park St.

Peekskill, NY 10566

Landscaping Company:



CEJA LANDSCAPING

308 WASHINGTON AVE

NEW ROCHELLE, NY 10801

TEL: (914) 576-5472 FAX: (914) 813-8007

EMAIL: cejalandscaping@hotmail.com

Regards,

CEJA LANDSCAPING

Luis Ceja

Customer Agreement Signature

Name

Date

Scope and Specifications:

- A. All grass areas are to be cut weekly (Tuesdays in July to September)
- B. 13 cuts to be projected in 2026.
- C. Grass will be cut at a minimum height of 4 inches.
- D. Grass catchers will be used on all mowers.
- E. Trimming with a monofilament trimmer will be done weekly. This would include edges of sidewalk, edges of all mulch beds, around all buildings, shrubs and trees and against any fences. All Property fence lines will be maintained free of vegetation in fence.
- F. Edging of curbs, driveways and sidewalks will be done a minimum of three times per season.
- G. Grass clippings and debris will be blown from parking areas, sidewalks and roads only when/if permitted by law.
- H. Grass clippings will be removed from the property.
- I. Shrub trimming will be maintained through-out to promote proper health, height and growth dimension accordingly. Typically, 2 times per year.
- J. Fertilizer will be applied 2 times a year to the grass areas.

CLEAN-UP

- A. All grass areas will be cleaned of all debris and prepared for weekly mowing.
- B. All fences that are full of shrub growth will be cleared away.
- C. All debris will be disposed
- D. This initial clean-up is required prior to starting weekly lawn care maintenance.

FALL CLEAN-UP

- A. All grass areas will be cut weekly (Tuesdays in October and November and two in December).
- B. 10 cuts projected each year.
- C. Grass will be cut at a minimum height of 4 inches.
- D. Grass catchers will be used on all mowers.
- E. Maintain property of fall foliage. Final clean up includes completion of all leaves and debris from the grass, flower beds and mulch areas.
- F. Collected debris will be disposal off site.
- G. Edging of curbs, driveways and sidewalks will be done a minimum of three times per season.

Line Item	Frequency	Description	Cost
Cleanup Including Parking Lot	Annually	Full clean up including dump fee	\$1,600.00
Fall Cleanup including Parking Lot	Weekly in October, November and twice in December	Full clean up	\$200.00 x10
Grass Cutting/Trimming	Weekly	Trimming of walk and curb edges as needed April-September	\$150.00 x13
Edging curbs, driveways & Walkways	Weekly	Maintain clean edges	\$50.00 x23
Fertilization	Three times a year	Applied to all grasses	\$150.00 x2
Shrub Trimming	Semi Annual	Trimming and cleaning around the fence/perimeter	\$1000.00 x2
Total per year			\$9,000.00

*The total price for the 2026 contract is \$9,000.00 plus applicable tax. Ceja Landscaping understands that based on the circumstances, Ceja will be charging on a per cut basis.

** The price per grass cut will increase if grass is not maintained within three weeks.

Scope and Specifications

Landscaping Contract 2026

Property Name:

Peekskill Housing Authority

696 Highland Ave

Peekskill, NY 10566

Landscaping Company:



CEJA LANDSCAPING

308 WASHINGTON AVE

NEW ROCHELLE, NY 10801

TEL: (914) 576-5472 FAX: (914) 813-8007

EMAIL: cejalandscaping@hotmail.com

Regards,

CEJA LANDSCAPING

A handwritten signature in dark ink, appearing to read 'Luis Ceja', is written over a faint horizontal line.

Luis Ceja

Customer Agreement Signature

Name

Date

Scope and Specifications:

- A. All grass areas are to be cut weekly (Tuesdays in July to September)
- B. 13 cuts to be projected in 2026.
- C. Grass will be cut at a minimum height of 4 inches.
- D. Grass catchers will be used on all mowers.
- E. Trimming with a monofilament trimmer will be done weekly. This would include edges of sidewalk, edges of all mulch beds, around all buildings, shrubs and trees and against any fences. All Property fence lines will be maintained free of vegetation in fence.
- F. Edging of curbs, driveways and sidewalks will be done a minimum of three times per season.
- G. Grass clippings and debris will be blown from parking areas, sidewalks and roads only when/if permitted by law.
- H. Grass clippings will be removed from the property.
- I. Shrub trimming will be maintained through-out to promote proper health, height and growth dimension accordingly. Typically, 2 times per year.
- J. Fertilizer will be applied 2 times a year to the grass areas.

CLEAN-UP

- A. All mulch beds will be raked, weeded, edged with power edger.
- B. All grass areas will be cleaned of all debris and prepared for weekly mowing.
- C. All fences that are full of shrub growth will be cleared away.
- D. All debris will be disposed
- E. This initial clean-up is required prior to starting weekly lawn care maintenance.

FALL CLEAN-UP

- A. All grass areas will be cut weekly (Tuesdays in October and November and two in December).
- B. 10 cuts projected each year.
- C. Grass will be cut at a minimum height of 4 inches.
- D. Grass catchers will be used on all mowers.
- E. Maintain property of fall foliage. Final clean up includes completion of all leaves and debris from the grass, flower beds and mulch areas.
- F. Collected debris will be disposal off site.
- G. Edging of curbs, driveways and sidewalks will be done a minimum of three times per season.

Line Item	Frequency	Description	Cost
Cleanup Including Parking Lot	Annually	Full clean up including dump fee	\$3,300.00
Fall Cleanup including Parking Lot	Weekly in October, November and twice in December	Full clean up	\$1,200.00 x10
Grass Cutting/Trimming	Weekly	Trimming of walk and curb edges as needed April-September	\$950.00 x13
Edging curbs, driveways & Walkways	Weekly	Maintain clean edges	\$125.00 x23
Fertilization	Three times a year	Applied to all grasses	\$500.00 x2
Shrub Trimming	Semi Annual	Trimming and cleaning around the fence/perimeter and shrubs needed	\$2,900.00 x2
Total per year			\$37,325.00

*The total price for the 2026 contract is \$37,325.00 plus applicable tax. Ceja Landscaping understands that based on the circumstances, Ceja will be charging on a per cut basis.

** The price per grass cut will increase if grass is not maintained within three weeks.

Scope and Specifications

Landscaping Contract 2026

Property Name:

Peekskill Housing Authority

1227 Howard St

Peekskill, NY 10566

Landscaping Company:



CEJA LANDSCAPING

308 WASHINGTON AVE

NEW ROCHELLE, NY 10801

TEL: (914) 576-5472 FAX: (914) 813-8007

EMAIL: cejalandscaping@hotmail.com

Regards,

CEJA LANDSCAPING

Luis Ceja

Customer Agreement Signature

Name

Date

Scope and Specifications:

- A. All grass areas are to be cut weekly (Tuesdays in July to September)
- B. 13 cuts to be projected in 2026.
- C. Grass will be cut at a minimum height of 4 inches.
- D. Grass catchers will be used on all mowers.
- E. Trimming with a monofilament trimmer will be done weekly. This would include edges of sidewalk, edges of all mulch beds, around all buildings, shrubs and trees and against any fences. All Property fence lines will be maintained free of vegetation in fence.
- F. Edging of curbs, driveways and sidewalks will be done a minimum of three times per season.
- G. Grass clippings and debris will be blown from parking areas, sidewalks and roads only when/if permitted by law.
- H. Grass clippings will be removed from the property.
- I. Shrub trimming will be maintained through-out to promote proper health, height and growth dimension accordingly. Typically, 2 times per year.
- J. Fertilizer will be applied 2 times a year to the grass areas.

CLEAN-UP

- A. All grass areas will be cleaned of all debris and prepared for weekly mowing.
- B. All fences that are full of shrub growth will be cleared away.
- C. All debris will be disposed
- D. This initial clean-up is required prior to starting weekly lawn care maintenance.

FALL CLEAN-UP

- A. All grass areas will be cut weekly (Tuesdays in October and November and two in December).
- B. 10 cuts projected each year.
- C. Grass will be cut at a minimum height of 4 inches.
- D. Grass catchers will be used on all mowers.
- E. Maintain property of fall foliage. Final clean up includes completion of all leaves and debris from the grass, flower beds and mulch areas.
- F. Collected debris will be disposal off site.
- G. Edging of curbs, driveways and sidewalks will be done a minimum of three times per season.

Line Item	Frequency	Description	Cost
Cleanup Including Parking Lot	Annually	Full clean up including dump fee	\$1,200.00
Fall Cleanup including Parking Lot	Weekly in October, November and twice in December	Full clean up	\$150.00 x10
Grass Cutting/Trimming	Weekly	Trimming of walk and curb edges as needed April-September	\$100.00 x13
Edging curbs, driveways & Walkways	Weekly	Maintain clean edges	\$50.00 x23
Fertilization	Three times a year	Applied to all grasses	\$100.00 x2
Shrub Trimming	Semi Annual	Trimming and cleaning around the fence/perimeter	\$1,000.00 x2
Total per year			\$7,350.00

*The total price for the 2026 contract is \$7,350.00 plus applicable tax. Ceja Landscaping understands that based on the circumstances, Ceja will be charging on a per cut basis.

** The price per grass cut will increase if grass is not maintained within three weeks.

Proposal #: 06

Rosendo Mason Contracting Inc.

2631 Amawalk Rd
Katonah, NY 10535
(914) 427-0579

Client: Housing Authority

Property Address: 696 Highland Avenue, Peekskill NY

Date: 6/01/2026

Project: Landscaping Services

Work

All work will be completed at the above location according to the specifications listed below:

- Remove all weeds, debris, and unwanted vegetation from designated landscape areas.
- Trim and shape shrubs, hedges, and ornamental plants as needed.
- Edge all landscape beds for a clean, professional appearance.
- Mow and maintain lawn areas.
- Remove and dispose of all landscape waste generated during the project.
- Final site cleanup upon completion of all work.

Additional Services available

Gardening such as:
Planting flowers, shrub
Trimming trees
Cutting trees
& much more

The above have additional costs that can be added to the bill.

Materials

All materials necessary to complete the work described above are included in this proposal unless otherwise noted.

Cleanup

We will clean up and remove all materials, debris, and waste associated with the completion of this project.

Payment Terms

Cost: \$4820 Monthly

Acceptance

The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to perform the work as specified.

Client Signature: _____

Date: ____ / ____ / ____

Your Name

Your Landscaping Company Name

Proposal #: 01

Rosendo Mason Contracting Inc.

2631 Amawalk Rd
Katonah, NY 10535
(914) 427-0579

Client: Housing Authority

Property Address: 807 Main Street Peekskill NY

Date: 6/01/2026

Project: Landscaping Services

Work

All work will be completed at the above location according to the specifications listed below:

- Remove all weeds, debris, and unwanted vegetation from designated landscape areas.
- Trim and shape shrubs, hedges, and ornamental plants as needed.
- Edge all landscape beds for a clean, professional appearance.
- Mow and maintain lawn areas.
- Remove and dispose of all landscape waste generated during the project.
- Final site cleanup upon completion of all work.

Additional Services Available

Gardening such as:
Planting flowers, shrub
Trimming trees
Cutting trees
&much more

The above have additional costs that can be added to the bill.

Materials

All materials necessary to complete the work described above are included in this proposal unless otherwise noted.

Cleanup

We will clean up and remove all materials, debris, and waste associated with the completion of this project.

Payment Terms

Total Price: \$3.920 Monthly

Acceptance

The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to perform the work as specified.

Client Signature: _____

Date: ____ / ____ / ____

Proposal #: 04

Rosendo Mason Contracting Inc.

2631 Amawalk Rd
Katonah, NY 10535
(914) 427-0579

Client: Housing Authority

Property Address: 1227 Howard Street Peekskill

NY Date: 6/01/2026

Project: Landscaping Services

Work

All work will be completed at the above location according to the specifications listed below:

- Remove all weeds, debris, and unwanted vegetation from designated landscape areas.
- Trim and shape shrubs, hedges, and ornamental plants as needed.
- Edge all landscape beds for a clean, professional appearance.
- Mow and maintain lawn areas.
- Remove and dispose of all landscape waste generated during the project.
- Final site cleanup upon completion of all work.

Additional Services Included

Gardening such as:
Planting flowers, shrub
Trimming trees
Cutting trees
&much more

The above have additional costs that can be added to the bill.

Materials

All materials necessary to complete the work described above are included in this proposal unless otherwise noted.

Payment Terms

Total Price: \$1220 Monthly

Acceptance

The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to perform the work as specified.

Client Signature: _____

Date: ____ / ____ / ____

Your Name

Your Landscaping Company Name

Proposal #: 03

Rosendo Mason Contracting Inc.

2631 Amawalk Rd
Katonah, NY 10535
(914) 427-0579

Client: Housing Authority

Property Address: 1719 Park Street Peekskill NY 10566

Date: 6/01/2026

Project: Landscaping Services

Work

All work will be completed at the above location according to the specifications listed below:

- Remove all weeds, debris, and unwanted vegetation from designated landscape areas.
- Trim and shape shrubs, hedges, and ornamental plants as needed.
- Edge all landscape beds for a clean, professional appearance.
- Mow and maintain lawn areas.
- Remove and dispose of all landscape waste generated during the project.
- Final site cleanup upon completion of all work.

Additional Services Included

Gardening such as:
Planting flowers, shrub
Trimming trees
Cutting trees
&much more

The above have additional costs that can be added to the bill.

Materials

All materials necessary to complete the work described above are included in this proposal unless otherwise noted.

Cleanup

We will clean up and remove all materials, debris, and waste associated with the completion of this project.

Payment Terms

Total Price: \$1600 Monthly

Acceptance

The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to perform the work as specified.

Client Signature: _____

Date: ____ / ____ / ____

Your Name

Your Landscaping Company Name

Proposal #: 02

Rosendo Mason Contracting Inc.

2631 Amawalk Rd
Katonah, NY 10535
(914) 427-0579

Client: Housing Authority

Property Address: 1431 Park street, Peekskill NY 10566

Date: 6/01/26

Project: Landscaping Services, Spring Cleaning and weekly maintenance

Work

All work will be completed at the above location according to the specifications listed below:

- Remove all weeds, debris, and unwanted vegetation from designated landscape areas.
- Trim and shape shrubs, hedges, and ornamental plants as needed.
- Edge all landscape beds for a clean
- Mow and maintain parking and side walk
- Remove and dispose of all landscape waste generated during the project.
- Final site cleanup upon completion of all work.

Additional Services Available

Gardening such as:

Planting flowers, shrub

Trimming trees

Cutting trees

& much more

The above have additional costs that can be added to the bill.

Materials

All materials necessary to complete the work described above are included in this proposal unless otherwise noted.

Cleanup

We will clean up and remove all materials, debris, and waste associated with the completion of this project.

Payment Terms

Cost:\$ 1,620

Acceptance

The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to perform the work as specified.

Client Signature: _____

Date: ____ / ____ / ____

Your Name

Your Landscaping Company Name

Juan S Landscaping LLC
914-384-8327
Juan.Salazar0034@gmail.com
PO Box 2095
South St, Peekskill NY 10566

Property Maintenance Estimate

Total Monthly Price: \$5,025.00 (including sales tax)

This bid covers the following services:

1. Spring Clean-Up:

- Removal of leaves, branches, and debris.
- Weeding and edging of all flower beds.
- Installation of fresh mulch (cost of mulch will be billed separately).
- Trimming plants once in the spring which includes thinning out overgrown branches, shaping hedges or shrubs, and controlling overall plant size.

2. Flower Bed Planting & Maintenance:

- Planting and ongoing maintenance of flower beds. (*Note: Flowers will be billed separately as per selection and quantity.*)

3. Lawn Care:

- Weekly Lawn Mowing (Monday)
- If it rains Monday, I'll mow on Tuesday.
- Re-seeding of bare lawn areas damaged by winter plowing.
- Lawn mowing: Property will be maintained at a maximum height of three inches.
- String trimming of areas the lawn mower cannot reach.
- Collection of litter (throughout the length of contract), tree limbs, and debris.
- Blowing off debris from mulch beds, sidewalks, and parking lot.

4. Fall Clean-Up:

- Fall clean-up will take place starting in **October** and end the **first week of December**.

Mancon, LLC

Construction and Maintenance

Proposal

Peekskill Housing Authority
807 Main Street, Peekskill, New York 10566

Project: Landscaping Maintenance Services

Location: All Locations

Prepared For: Janneyn Phalen

Scope of Work:

Service Area 1 – 807 Main Street

Service	Price
Seasonal Work (Monthly Rate)	\$19,500.00
Spring Cleanup	\$16,000.00
Fall Cleanup	\$18,000.00

Service Area 2 – 696 Highland Avenue

Service	Price
Seasonal Work (Monthly Rate)	\$28,000.00
Spring Cleanup	\$25,000.00
Fall Cleanup	\$30,000.00

Service Area 3 – 1227 Howard Street

Service	Price
Seasonal Work (Monthly Rate)	\$12,000.00
Spring Cleanup	\$18,000.00
Fall Cleanup	\$18,000.00

261 Mahopac Avenue
Yorktown Heights, New York 10598
914-494-2045 914-519-6025 Fax
manconllc@gmail.com

Mancon, LLC

Construction and Maintenance

Service Area 4 – 1719 Park Street

Service	Price
Seasonal Work (Monthly Rate)	\$12,000.00
Spring Cleanup	\$18,000.00
Fall Cleanup	\$18,000.00

Service Area 5 – 1431 Park Street

Service	Price
Seasonal Work (Monthly Rate)	\$12,000.00
Spring Cleanup	\$18,000.00
Fall Cleanup	\$18,000.00

Staffing Plan

A dedicated Team including a Team Manager will be assembled to perform all required duties at various locations.

Inclusions: Mobilization, Coordination, Prevailing Wage

Exclusions: All bonding or any special insurance requirements, all permits, and fees associated, engineering, as-built drawings, testing, inspections, union contracts or PLA, supply of water and electricity, or anything not listed, unless otherwise specified.

Proposal valid for 30 days only due to market volatility

261 Mahopac Avenue
Yorktown Heights, New York 10598
914-494-2045 914-519-6025 Fax
manconllc@gmail.com

Certifications and Representations of Offerors

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Non-Construction Contract

Public reporting burden for this collection of information is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This form includes clauses required by OMB's common rule on bidding/offering procedures, implemented by HUD in 24 CFR 85.36, and those requirements set forth in Executive Order 11625 for small, minority, women-owned businesses, and certifications for independent price determination, and conflict of interest. The form is required for nonconstruction contracts awarded by Housing Agencies (HAs). The form is used by bidders/offers to certify to the HA's Contracting Officer for contract compliance. If the form were not used, HAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

1. Contingent Fee Representation and Agreement

(a) The bidder/offeror represents and certifies as part of its bid/offer that, except for full-time bona fide employees working solely for the bidder/offeror, the bidder/offeror:

(1) ☐ has, ☒ has not employed or retained any person or company to solicit or obtain this contract; and

(2) ☐ has, ☒ has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(b) If the answer to either (a)(1) or (a) (2) above is affirmative, the bidder/offeror shall make an immediate and full written disclosure to the PHA Contracting Officer.

(c) Any misrepresentation by the bidder/offeror shall give the PHA the right to (1) terminate the resultant contract; (2) at its discretion, to deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

2. Small, Minority, Women-Owned Business Concern Representation

The bidder/offeror represents and certifies as part of its bid/offer that it:

(a) ☒ is, ☐ is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) ☐ is, ☒ is not a women-owned small business concern. "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) ☐ is, ☒ is not a minority enterprise which, pursuant to Executive Order 11625, is defined as a business which is at least 51 percent owned by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals.

For the purpose of this definition, minority group members are:

(Check the block applicable to you)

☐ Black Americans ☐ Asian Pacific Americans

☐ Hispanic Americans ☐ Asian Indian Americans

☐ Native Americans ☐ Hasidic Jewish Americans

3. Certificate of Independent Price Determination

(a) The bidder/offeror certifies that—

(1) The prices in this bid/offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder/offeror or competitor relating to (i) those prices, (ii) the intention to submit a bid/offer, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid/offer have not been and will not be knowingly disclosed by the bidder/offeror, directly or indirectly, to any other bidder/offeror or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder/offeror to induce any other concern to submit or not to submit a bid/offer for the purpose of restricting competition.

(b) Each signature on the bid/offer is considered to be a certification by the signatory that the signatory:

(1) Is the person in the bidder/offeror's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above (insert full name of person(s) in the bidder/offeror's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder/offeror's organization);

(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder/offeror deletes or modifies subparagraph (a)2 above, the bidder/offeror must furnish with its bid/offer a signed statement setting forth in detail the circumstances of the disclosure.

4. Organizational Conflicts of Interest Certification

(a) The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under a proposed contract and a prospective contractor's organizational, financial, contractual or other interest are such that:

(i) Award of the contract may result in an unfair competitive advantage;

(ii) The Contractor's objectivity in performing the contract work may be impaired; or

(iii) That the Contractor has disclosed all relevant information and requested the HA to make a determination with respect to this Contract.

(b) The Contractor agrees that if after award he or she discovers an organizational conflict of interest with respect to this contract, he or she shall make an immediate and full disclosure in writing to the HA which shall include a description of the action which the Contractor has taken or intends to eliminate or neutralize the conflict. The HA may, however, terminate the Contract for the convenience of HA if it would be in the best interest of HA.

(c) In the event the Contractor was aware of an organizational conflict of interest before the award of this Contract and intentionally did not disclose the conflict to the HA, the HA may terminate the Contract for default.

(d) The Contractor shall require a disclosure or representation from subcontractors and consultants who may be in a position to influence the advice or assistance rendered to the HA and shall include any necessary provisions to eliminate or neutralize conflicts of interest in consultant agreements or subcontracts involving performance or work under this Contract.

5. Authorized Negotiators (RFPs only)

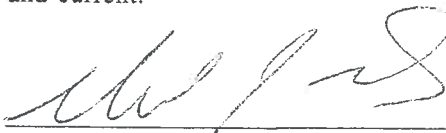
The offeror represents that the following persons are authorized to negotiate on its behalf with the PHA in connection with this request for proposals: (list names, titles, and telephone numbers of the authorized negotiators):

6. Conflict of Interest

In the absence of any actual or apparent conflict, the offeror, by submission of a proposal, hereby warrants that to the best of its knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement, as described in the clause in this solicitation titled "Organizational Conflict of Interest."

7. Offeror's Signature

The offeror hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

 5/11/26

Signature & Date:

Michael A. Nunes

Typed or Printed Name:

Owner

Title:

WE ARE YOUR DOL



**Department
of Labor**

DIVISION OF SAFETY AND HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BUILDING 12, ALBANY, NY 12226

CERTIFICATE OF CONTRACTOR REGISTRATION

This Certificate Entitles the Holder to Perform and Bid on Public Work and
Covered Private Construction Projects in the State of New York,
Subject to the Prevailing Wage Requirements of
NYS Labor Law Article 8

Mancon LLC
261 Mahopac Avenue
Yorktown Heights, New York 10598
Phone Number: 9144942045
Registration Number: 25-64PQ6-CR
Date of Issue: 2025-01-12
Expiration Date: 2027-01-13

(This license is valid only for the contractor named above)

A handwritten signature in cursive script, appearing to read "Roberta Reardon".

Roberta Reardon
Commissioner
New York State Department of
Labor



Mancon, LLC

Construction and Maintenance

Experience of Work and References

Pasqual Carino

Con Tech Construction

1961 Route 6 Suite B

Carmel, New York 10512

914-455-3100 F: 914-962-4500

contech03@gmail.com

General Construction Projects, Carpentry, Railing, Fencing, Ironwork, \$5,000,000.00+

Michael Lavoie

Katonah Lewisboro School District

60 North Salem Road

Cross River, NY 10518

914-763-7210

mlavoie@klschools.org

Carpentry and General Construction Projects \$1,000,000.00+

Edward M. Wade

Wade T.C.

PO Box 733

Mount Kisco, New York 10549

914-241-3188

General Construction Projects, Carpentry, Railing, Fencing, Ironwork \$1,000,000.00+

Nathan Emery

Parkitects, Inc.

279 Lakefront Blvd.

Buffalo, New York 14202

607-351-0918

nathan@playgroundinfo.com

Pavilions and Playground Projects \$600,000.00+

James Mahoney

Chappaqua Central School District

Facilities & Maintenance

438 Bedford Road

Chappaqua, NY 10514

JaMahoney@chappaquaschools.org

Phone 914-238-7210

Fax 914-238-0093

Fencing and Railing, Misc. Ironwork, Carpentry, and General Construction Projects \$1,000,000.00+

Walter Moran

Cornwall School District

130 Main Street Cornwall, New York 12518

845-534-8009 ext. 7600 F: 845-534-7089

wmoran@cornwallschools.com

Various Carpentry/Fencing Projects \$250,000.00

261 Mahopac Avenue
Yorktown Heights, New York 10598
914-494-2045 914-519-6025 Fax
manconllc@gmail.com



Janneyn Phalen <jphalen@peekskillha.com>

Landscaping Proposal

4 messages

Janneyn Phalen <jphalen@peekskillha.com>
To: Mike Mike <manconllc@gmail.com>

Wed, May 13, 2026 at 9:24 AM

Good Morning Mike,

Thank you for your landscaping proposal. Quick question: Is the total monthly landscape cost \$83,500?

--

J. Phalen
Executive Director
Peekskill Housing Authority
807 Main Street
Peekskill, NY 10566
914 739-1700
914 739-1787 (Fax)
www.peekskillhousingauthority.com



PRIVILEGED AND CONFIDENTIAL: The information contained in this e-mail and attachments are confidential, privileged, subject to state and federal privacy laws, and intended for the recipient only. If you receive this message and attachments in error, kindly forward same to this office and immediately delete the copy you have received.

Mike Mike <manconllc@gmail.com>
To: Janneyn Phalen <jphalen@peekskillha.com>

Wed, May 13, 2026 at 11:27 AM

Yes. That would be for all of the 5 locations inclusive of the correct scope of work from the RFP and required prevailing wages.

Michael A. Nunes
Mancon LLC
261 Mahopac Avenue
Yorktown Heights, New York 10598
914-494-2045
Manconllc@gmail.com

On May 13, 2026, at 9:24 AM, Janneyn Phalen <jphalen@peekskillha.com> wrote:

[Quoted text hidden]

Janneyn Phalen <jphalen@peekskillha.com>
To: Mike Mike <manconllc@gmail.com>

Wed, May 13, 2026 at 12:20 PM

Thanks for confirming that.

[Quoted text hidden]

**PEEKSKILL HOUSING AUTHORITY
SELECTION AND APPOINTMENT OF MODERNIZATION
COORDINATOR**

WHEREAS, the Peekskill Housing Authority requires specialized management consultation services related to changing HUD Capital Fund Program (“CFP”) administration, modernization activities, compliance, reporting, procurement coordination, and project oversight; and

WHEREAS, the Authority issued a Request for Proposals for MOD Coordinator / Management Consultation Services and evaluated all submitted proposals;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Peekskill Housing Authority hereby authorizes the Executive Director to enter into a one (1) year agreement with JC Roskell Management Consultants, Inc. to provide MOD Coordinator / Management Consultation Services, with the option to renew for additional one-year term; and

BE IT FURTHER RESOLVED, that the Executive Director is authorized to execute all necessary documents related to this agreement.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chairman Jacqueline Simpkins				
Vice Chairman Yvette Houston				
Commissioner Nicola Smith-DeFreitas				
Commissioner Dawn Benson				
Commissioner Stephanie Dabbs				

I hereby certify that the above resolution is as the Board of Commissioners of the Housing Authority of the City of Peekskill is adopted.

Effective: June 18, 2026

J. Phalen, Executive Director

May 3, 2026

Ms. Janneyn Phalen
Executive Director
Peekskill Housing Authority
807 Main Street
Peekskill, NY 10566

Re: Request for Proposals — Management Consultation Services (Capital Fund Program)

Dear Ms. Phalen:

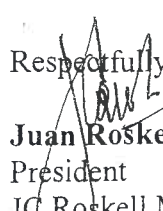
On behalf of JC Roskell Management Consultants, Inc., I am pleased to submit the enclosed proposal in response to the Peekskill Housing Authority's Request for Proposals for Management Consultation Services in connection with the Capital Fund Program.

JC Roskell Management Consultants, Inc. has provided modernization and management consultation services to public housing authorities throughout the Long Island and Mid-Hudson region for more than three decades. Over that period, our firm has administered in excess of sixty million dollars in Modernization and Capital Fund grants, with every program closed on or ahead of the HUD-approved implementation schedule. Our current client roster includes the housing authorities of Newburgh, White Plains, Kingston, Port Chester, Spring Valley, Mount Kisco, Long Beach, and the Town of Oyster Bay.

The enclosed proposal addresses each component of the RFP — our understanding of CFP and HUD regulations, our hands-on experience in public housing management, our record of past performance, and our pricing. The engagement will be led by our principal, Juan Roskell, a Certified Public Housing Manager, and supported by Pablo Roskell, Esq., whose sixteen years as a compliance attorney concentrated in federally assisted housing, together with direct experience administering CFP grants, conducting annual and re-inspections under both Public Housing and Section 8 programs, and drafting Five-Year and Annual Plans under QHWRA, strengthen the team's regulatory and operational capacity.

We are prepared to commence work on the Authority's behalf immediately upon award and to coordinate closely with you, your staff, the Board of Commissioners, and the HUD New York Field Office. Should you require additional information or wish to discuss any aspect of our proposal, please do not hesitate to contact me at [Phone] or [Email]. Thank you for your consideration; we look forward to the opportunity to serve the Peekskill Housing Authority.

Respectfully submitted,


Juan Roskell, CPHM

President

JC Roskell Management Consultants, Inc.

Enclosure: Proposal — Management Consultation Services

RESPONSE TO RFP COMPONENTS

A CLEAR INDICATION OF UNDERSTANDING OF THE MODERNIZATION PROGRAM

Mr. Juan Roskell, President of JC Roskell Management Consultants Inc. is a pioneer in this field with the longest and best record of successful programs among all the providers of modernization services. For the past thirty years he has provided Modernization Consultant Services for authorities in Long Island and Mid-Hudson region. Responsible for all phases of the C.F.P. programs; funding, design development, contract award and construction. Prepared C.G.P. applications, Five Year Funding Plan, 504 Needs Assessment and Annual and Five Year and Annual Plan as required by QHWRA.

- Planned and coordinated budget expenditures relating to Modernization Programs.
- Provided guidance to the authorities on HUD policy and preparation of all correspondence requiring HUD approvals.
- Provided guidance to the authorities and consultant Architects/Engineers in the development of plans and specifications.
- Reviewed contract document for completeness and assisted the authorities in the bidding process, reviewed bids versus budget, made recommendations to the authority on award of contracts and provided HUD with all the necessary documents and/or request for approvals.
- Reviewed construction progress payments and assisted in contract administration.
- Assisted the housing authority's accounting department to assure proper allocation of all FY expenditures.

EVIDENCE OF YOUR FIRMS ABILITY TO PERFORM THE SERVICES IN A TIMELY MANNER

Since 1983 we have provided an unparalleled service in the New York area. We have been actively involved with the management of over 60 million dollars of Modernization funds. All these programs were either closed in a timely manner and all those under way are well ahead of the HUD approved implementation schedule.

SCOPE OF SERVICES

1. Management

Habitat Management Inc. will provide technical assistance in all aspects of the management of the Public Housing program including but not limited to:

- A. Procurement procedures.
- B. Preparation of responses to HUD reviews (CFP & Management), IPA Audits and general correspondence.
- C. Prepare the following Request for proposals; Legal Services, Fee Accounting Services, IPA Audit Services,

2. CFP Administration

- A. Develop an overall plan and time table for implementation of approved modernization programs, including physical and Management improvements.
- B. Coordinate the requisitions for funds on a timely basis, keeping a detailed record on all CFP financial activities.
- C. Establish administrative controls over key incoming and outgoing documents and Housing Authority activities related to the CFP.
- D. Assist the LOCCS Coordinator in preparing reference material so that the LQCCS authorized draw-down person can easily and accurately make needed draw-downs and program updates (i.e., quarterly reports on obligations and expenditures).

- E. Prepare all needed P&E Reports, and any other HUD required documents related to CFP.

PROFILE OF THE FIRM'S PRINCIPLES, STAFF AND FACILITIES TO BE USED IN PROVIDING THESE SERVICES.

Juan Roskell, a Certified Public Housing Manager, is responsible for the overall management of the program. His duties include but are not limited to:

- Establishing internal administration control over key incoming and outgoing documents and PHA activities relating to Modernization work.
- Coordinating the requisition of funds required for the LOCCS system.
- Procuring A/E services.
- Overseeing the entire construction contract process, including preparing and issuing all modernization contract documents such as construction and bid documents, contract award, contract changes and time extensions, and contract settlement documents, resolving disputes and claims and ensuring target dates are met.

Pablo Roskell, Esq. brings more than sixteen years of practice as a compliance attorney concentrated, in part, to federally assisted housing, paired with direct, hands-on experience administering Capital Fund Program grants for housing authorities across the region. His compliance practice has focused on the federal regulations that govern the Public Housing program—24 CFR Parts 5, 905, 941, 968, 982, and 990, applicable PIH Notices, the Annual Contributions Contract, and Davis-Bacon and Section 3 obligations—giving him an immediate working command of the issues the Modernization Coordinator role requires. On the operational side, Mr. Roskell has personally managed CFP grants from initial needs identification through five-year planning, obligation and expenditure, contract administration, certified payroll review, and physical close-out, and has represented housing authorities in HUD's annual Labor Standards audits. He has also conducted annual inspections and re-inspections of dwelling units and common areas under both the Public Housing and Section 8 Housing Choice Voucher programs, applying NSPIRE and UPCS protocols across all inspectable areas. In addition, he has drafted and submitted Five-Year Plans and Annual Plans pursuant to QHWRRA and 24 CFR Part 903, coordinating Resident Advisory Board consultations, public hearings, civil rights certifications, and PIC/EPIC submissions. Taken together, this combined legal, regulatory, and physical-inspection background offers the Authority a single,

comprehensive resource for the administration of its Capital Fund Program and the day-to-day management consultation services contemplated by this RFP.

CURRENT CONTRACTS

Modernization / Management Consultant
(Including 5Yr and Annual Plan Submission)

- Newburgh Housing Authority
- White Plains Housing Authority
- Port Chester Housing Authority
- Spring Valley Housing Authority
- Mount Kisco Housing Authority
- Long Beach Housing Authority
- Town of Oyster Bay Housing Authority

PRICE

The price to provide the Freeport Housing Authority with an all inclusive Modernization Coordination / Management Consultation Services (as outlined in scope of services) will be \$48,000 per year, payable in monthly instalments.

ALTERNATES

The price to conduct UPCS inspections will be \$25.00 per apartment. Common Areas, Systems, Exteriors and Site are included. We will generate work orders in all failed items.

Search Parameters

[Edit Parameters](#)[Clear Parameters](#)

CERTIFICATIONS

Minority Business Enterprise (MBE)
Women Business Enterprise (WBE)

BUSINESS NAME/DBA

JC ROSKELL MANAGEMENT

Search Results

0 firms with **0** certifications found

Your search parameters did not return any matches. Click **Edit Parameters**, modify the information in the fields above and click **Search Again**.



Right Trak Design, Inc.
14B Tatro Drive
Goffstown, NH 03045
+16033842830
info@righttrakdesign.com
www.righttrakdesign.com

May 5, 2026

Janney Phalen
Executive Director
Peekskill Housing Authority
807 Main Street
Peekskill, NY 10566

Re: Proposal for Management Consultation Services

Ms. Phalen:

Right-Trak Design, Inc. (Right-Trak Design) thanks you for the opportunity to provide this proposal to provide consulting services relating to the management and administration of the Peekskill Housing Authority (PHA).

Right-Trak Design has provided management, administration, and regulatory compliance consulting services to numerous public housing authorities since its founding in 1994. We are experts in ensuring that public housing authorities are conforming to federal requirements, efficiently planning, and that they are taking advantage of the numerous opportunities made available to them. Right-Trak Design also possesses extensive experience and a deep understanding of procurement, having acted as a consultant to successfully procure professional or non-professional services as well as contracting with housing authorities to provide professional services. Our multidisciplinary team is comprised of architects, engineers, and designers of various specialties and experiences which allows us to provide well-informed, comprehensive, and valuable consulting services, regardless of the situation.

Right-Trak Design possesses the requisite experience, qualifications, and capacity to provide comprehensive on-call management and administration consulting services. We thank you for inviting us to submit this proposal and look forward to assisting you. If you have any questions, please do not hesitate to contact us.

Sincerely,

Right-Trak Design, Inc.

Jerome L. Wuebbolt
Owner
Email: jwuebbolt@righttrakdesign.com | Tel.: (603) 384-2830



SCOPE OF SERVICES

Our scope of services is expected to include the full description of services included in the PHA Request for Proposals solicitation. This will include, but is not necessarily limited to, grant oversight on the secure Department of Housing and Urban Development (HUD) Energy and Performance Information Center (EPIC) grant management system. This will include assistance with the administration of financial spreadsheets, completion of new annual statements, coordination of work items within the 5-year plan, completion of monthly expense and obligation reports, as requested, and closing of grants after funds have been expended. Following the completion of budgets and spreadsheets, we will work closely with the financial official reviewing the project for approval.

In addition to grant oversight and assistance, we will work with the PHA to properly procure professional services. This work will include, but will not be limited to, the preparation of solicitation documents and the analysis of proposals to ensure that procurement is in accordance with federal requirements, including CFR Parts 85 to 2 CFR Part 200, and the recently released HUD Public Housing Procurement Handbook 7460.8 Rev 3.

In addition to completing standard HUD and CFP assistance, Right-Trak Design commonly provides and assists public housing authorities with SARs reporting, wage rate conformance, Section 3 requirements, and any other established or emerging HUD mandated items. Right-Trak Design has also assisted public housing authorities with the completion of their Declaration of Trusts (DOTs), HUD Form 52190-B, as required per PIH Notice 2010-44 (HA), with a cross-reference to PIH Notice 2009-28. Right-Trak Design has access rights to the EPIC system/portal (M Number MPM262) and the Disaster Recovery Grant Reporting (DRGR) system (number B92551).

QUALIFICATIONS AND EXPERIENCE

Right-Trak Design has advised public housing authorities throughout the Northeast on management, procurement, and HUD and CFP requirements for over 30 years. The firm has worked for numerous entities ranging from small organizations to state-run housing partnerships. A list of public housing authorities, and other relevant references, is included in this proposal. We have developed strong, cooperative, and long-term relationships with many public housing authorities over the past three decades providing consulting, architectural, and engineering services and we encourage the PHA to discuss these relationships with our past and current clients.

Our extensive experience has provided us with a deep understanding and appreciation for the inner workings of public housing authorities. Due to the importance that regulatory requirements have on the operation of a public housing authority, every Right-Trak Design employee receives training regarding procurement requirements. In addition, Right-Trak Design is dedicated to maintaining our expertise as rules and regulations continually evolve. Various examples of HUD, CFP, and procurement documentation demonstrating our breadth and depth of management and administration services are included in *Attachment A*.

Key Personnel

Jerome Wuebbolt – Jerry is the owner and principal of Right-Trak Design. He has been involved in the planning, design, and construction administration of hundreds of projects throughout New England



and has over 45 years of experience. Prior to founding Right-Trak Design, Jerry served as an architect at HUD and with the United States Coast Guard. He received a Bachelor of Science in Architectural Engineering from the University of Cincinnati in 1980. Jerry gained extensive knowledge of Federal, State, and Local regulations while completing residential, municipal, and commercial projects throughout the Northeast. His expertise covers the full scope of architectural services, including design, planning, programming, project management, and the development and delivery of comprehensive construction documents. Jerry is a member of the American Society of Civil Engineers (ASCE), and has completed additional professional development coursework, including Special Construction Inspections Training (BOCA), Procurement and Contract Management training, Construction Contracts in the Government (GSA) and Specification Writing for Construction Contracts (US Army Corps of Engineers).

Megan Murphy, M. Arch, AIA, NCARB – Megan is a registered architect at Right-Trak Design with approximately 5 years of experience completing architectural design. She specializes in planning and feasibility studies, code review, schematic design, design, drafting, preparing construction documentation, and construction administration. Megan earned a Bachelor of Science in Architectural Studies, with a minor in construction management, and a Master of Architecture from Norwich University. Megan completed the coursework required to receive the NSPIRE ACE certification.



Frank Concemi – Frank is a construction estimator, project manager, and the capital needs assessment program lead at Right-Trak Design. Frank possesses about four years of assessment and estimating experience and is NSPIRE and HUD eTool certified. His work is focused on assessing the existing conditions of properties and estimating the expected capital needs to maintain the property over a 20-year period. As part of this work, Frank regularly completes construction estimating for a wide variety of sites and structures. He earned a Bachelor of Science in Mechanical Engineering from the University of Massachusetts Lowell.

Steven Wuebbolt, MS, PE – Steven is a geotechnical engineer at Right-Trak Design with approximately 7 years of consulting experience. Steven completed the coursework required to receive the NSPIRE ACE certification. His work has primarily consisted of completing subsurface explorations, completing engineering calculations and design, providing recommendations for design and construction, preparing and reviewing construction documents, and completing construction administration and observation. Steven has been involved in primarily municipal, federal, commercial, and residential projects and has completed work for numerous large public works departments projects. He earned a Bachelor of Science in civil engineering and a Master of Science in geotechnical engineering from the University of New Hampshire and has published peer-reviewed work in established technical journals. Steven is a registered professional engineer.

Colin MacNamee, PE - Colin is a structural engineer at Right-Trak Design with approximately 10 years of experience in the design, analysis, and inspection of wood, steel, concrete, and masonry structures. He has completed and led structural design, specification review, budget estimating, and construction site investigations for multidisciplinary municipal, federal, commercial, and residential projects that required close coordination with architects and engineers across all disciplines. He earned a Bachelor of Science in civil engineering from the University of New Hampshire and is licensed as a Professional Engineer.

LIST OF PAST AND CURRENT CONSULTING CLIENTS

New York

John Cruikshank, CPA – New York

Tel.: (914) 681-1777

Nature of Work: Right-Trak Design worked with John on several occasions for Public Housing Authorities in New York.

Catskill and Hudson Housing Authority – New York

Contact: Tim Mattice, Executive Director | Tel.: (518) 943-2900

Nature of Work: Prepared 5-year plan using EPIC, 2019-2021.

Peekskill Housing Authority – Peekskill, NY

Contact: Janneyn Phalen, Executive Director | Tel.: (914) 739-1700

Nature of Work: Worked to close out 2017 and older grants, updated five-year plans, completed applications for annual plans to emergency and regular grants, provided assistance in EPIC for grant award through submission of necessary documents, and followed through to final close-out, 2020 – current.

Port Chester Housing Authority – Port Chester, NY

Contact: John Cruikshank, HA consultant | Tel.: (914) 681-1777

Nature of Work: Administered and closed out 2017 lead abatement and 2018 safety and security grants and prepared five-year plan, 2020 – 2024.

North Tarrytown Housing Authority – Sleepy Hollow, NY

Contact: Josephine LaPietra, Executive Director | Tel.: (914) 631-4626

Contact: Ken Gentile, Previous Executive Director | Tel.: (914) 720-7370

Nature of Work: Prepared 5-year and annual plans and currently preparing scope of work for RAD conversion, 2023 – current.

Additional

Berlin Housing Authority – Berlin, NH

Contact: Christin Bernier, Executive Director | Tel.: (603) 752-4240

Nature of Work: Prepared annual and 5-year plans, 2020 – current.

Brewer Housing Authority – Brewer, ME

Contact: Charlotte Perkins, Executive Director | Tel.: (207) 989-7890

Nature of Work: Completed CFP, emergency, and community build funding, 1994 – current.

Claremont Housing Authority – Claremont, NH

Contact: Michelle Aiken, Executive Director | Tel.: (603) 542-6411

Nature of Work: Completed CFP grants 2005 – 2007.

Concord Housing & Redevelopment – Concord, NH

Contact: Julie Palmeri, Executive Director | Tel.: (603) 224-4059

Nature of Work: Used the DRGR portal to generate and administer Congressionally Directed Spending (CDS) for new development, completed emergency and regular CFP and CDBG grants, and provided management, procurement, and architectural design for a new 8-unit development.

Ellsworth, Mt. Desert, SW Harbor, Tremont, Bar Harbor Housing Authorities – Maine

Contact: Duane Bartlett, Previous Executive Director | Tel.: (207) 460-3926

Contact: Dwayne Shields, Presently the Accountant on site | Tel.: (207) 288-4770

Nature of Work: Completed CFP's Annual budgets, updating Five-Year plans, scheduling Force Account work, CDBG, and Emergency Grant funds 1994 – 2025.

Exeter Housing Authority – Exeter, NH

Contact: Tony Teixeira, Executive Director | Tel.: (603) 778-8110

Nature of Work: Completed CDBG, CFP, and development review 2014 – current.

Lebanon Housing Authority – Lebanon, NH

Contact: Ditha Alonso, Executive Director | Tel.: (603) 298-5753

Nature of Work: Completed CFP Five-Year plans; conducted tenant meetings; completed all annual budgets from 2010 to the present; worked to obtain historical resources grant funding (2016–2017); secured several CDBG funding grants; managed procurement and owners' representation for a new 44-unit development (2020–2022).

Manchester Housing Authority – Manchester, NH

Contact: Mary Ellen Jutras, Managing Dir. of Real Est. Dev. and Special Projects | Tel: (603) 851-4532

Nature of Work: Was called upon to assist in setting up a reporting spreadsheet to administer their open and current grants after an employee left the agency. Coordinated grants, interfaced with EPIC, completed five-year plans, and closed out grants as they were completed, 2025 – current.

Newmarket Housing Authority – Newmarket, NH

Contact: Ernie Clark, Previous Executive Director | Tel.: (603) 781-5573

Nature of Work: Completed CDBG and CFP grant work.

Rutland Housing Authority – Rutland, VT

Contact: Kevin Loso, Executive Director | (802) 775-2926

Nature of Work: Completed CFP grant administration and provided owner's representation on design and construction projects.

Salem Housing Authority – Salem, NH

Contact: Sheri McCloskey, Executive Director | Tel.: (603) 893-6417

Nature of Work: Completed CFP, CDS grant administration, and funding, management, and procurement for 24-unit development.

Somersworth Housing Authority – Somersworth, NH

Contact: Debbie Evans, Previous Executive Director | Tel.: (603) 534-8238

Nature of Work: Completed CFP and CDBG grant work 1994 – 2023 (HA converted to RAD 2024). Administration of the RAD grant.

Springfield Housing Authority – Springfield, NH

Contact: Laura Ryan, Executive Director | Tel.: (802) 885-4905

Nature of Work: Completed CDBG-CV (COVID funds) 2022, and CFP 1994 – 2021 (HA converted to RAD 2021). Additional work continuing, providing Architectural design to a 19-unit modular home condominium arrangement providing workforce housing.

FEE SCHEDULE AND CAPACITY

Fee Schedule

We propose to complete management and administration consulting services in accordance with the rates included in *Attachment B*. Right-Trak Design will strive to efficiently assign employees to the proposed consulting services, however, due to the advanced nature of the requested services, we anticipate that the majority of work will be completed by Sr. Architect, Sr. Engineer, or Principal-level employees.

Capacity

Right-Trak Design's principal, Jerry Wuebbolt, understands and appreciates the important and often time-sensitive requirements of public housing authorities. Jerry is dedicated to working closely with housing authorities to provide the guidance and deliverables that are required to operate, within their required timelines. In addition to Jerry, every remaining member of the Right-Trak Design team is knowledgeable and capable of providing valuable and effective advice and deliverables, when needed.

CONCLUSION

Thank you for inviting us to submit this proposal. We look forward to assisting you with these projects. If you have any questions, please do not hesitate to contact us.

Sincerely,

Right-Trak Design, Inc.

ATTACHMENTS

Attachment A – Example Documentation
Attachment B – 2026 Rate Seet



ATTACHMENT A

EXAMPLE DOCUMENTATION

SAMPLE EXPENDED/OBLIGATED TRACKING FORM

SAMPLE EXPENDED WORKSHEET

		Total Cost	Operations	Mgm't Imp't	Admin	Audit	Fees and Costs	General Capital Activity
LOCCS submission for payment Date	Development Account		1406	1408	1410	1411	1410	1480
	Original Amount	\$452,031.00	\$25,654.00	\$0.00	\$0.00	\$0.00	\$0.00	\$426,377.00
	Revised Amount	\$453,574.00	\$1,800.00	\$0.00	\$0.00	\$0.00	\$38,742.25	\$413,031.75
	Total to date expended	\$453,574.00	\$1,800.00	\$0.00	\$0.00	\$0.00	\$38,742.25	\$413,031.75
	Remaining to be spent	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Operations								
8/28/2024	Operations	\$1,800.00	1,800.00					
		\$0.00						
████████ parking lot lights - replacement and add to existing								
5/15/2023	MG Electric - AFP No. 1	\$26,600.00						
8/2/2023	MG Electric - AFP No. 2	\$48,843.00						26,600.00
8/2/2023	MG Electric - AFP No. 3 (Final)	\$2,497.00						48,843.00
								2,497.00
████████ Unit Rehab., Casement window replace, face lift renovation								
9/12/2023	All Seasons Construction AFP # 1	\$20,374.00						
10/5/2023	All Seasons Construction AFP # 2	\$32,135.00						20,374.00
1/31/2024	All Seasons Construction AFP # 3	\$94,564.00						32,135.00
1/31/2024	All Seasons Construction AFP # 4	\$23,546.00						94,564.00
2/14/2024	All Seasons Construction AFP # 5	\$13,165.00						23,546.00
3/13/2024	All Seasons Construction AFP # 6	\$5,851.00						13,165.00
4/17/2024	All Seasons Construction AFP # 7	\$9,048.00						5,851.00
7/15/2024	All Seasons Construction AFP # 8 (final) CFP22	\$5,759.75						9,048.00
7/15/2024	All Seasons Construction AFP # 8 (final) CFP23	\$23,160.25						5,759.75
	Final Payment	\$28,920.00						
7/29/1900 ██████████ - Replace Stoves and LT stoves (LT Stove work item taken from CFP 23)								
8/10/2023	AFP #1	\$24,835.00						
8/28/2023	AFP#2 (Final)	\$32,025.00						24,835.00
		\$0.00						32,025.00
10/17/2023	████████ Land Surveyor - Office site survey	\$800.00						
		\$0.00						800.00
████████ Replace roof mounted exhaust fans								
4/18/2024	Alliance Inv. No 1 and 2	\$28,160.00	Inv. No. 1 \$23,760.00 + Inv. No. 2 \$4,400.00					
5/20/2024	Alliance Inv No-1230251-003	\$1,620.00						28,160.00
		\$0.00						1,620.00
			1,800.00	0.00	0.00	0.00	38,742.25	413,031.75

SAMPLE EXPENDED/OBLIGATED SUMMARY UPDATE SHEET

Annual Statement/Performance and Evaluation Report

PHA Name: [REDACTED] Housing Authority

Grant Number: [REDACTED] 501 23

Revision No. 2 - Final

Summary by account Number	Total Estimated Cost		Total Estimated Cost	
	Approved Dollar Amount - Original	Dollar Amount - Revised	Obligated	Expended
2 1406	\$30,000.00	\$31,441.00	\$31,441.00	\$31,441.00
3 1408	\$0.00	\$0.00	\$0.00	\$0.00
4 1410	\$0.00	\$0.00	\$0.00	\$0.00
5 1411	\$0.00	\$0.00	\$0.00	\$0.00
6 1415	\$0.00	\$0.00	\$0.00	\$0.00
7 1430	\$0.00	\$60,737.72	\$60,737.72	\$60,737.72
8 1440	\$0.00	\$0.00	\$0.00	\$0.00
9 1450	\$0.00	\$0.00	\$0.00	\$0.00
10 1460	\$0.00	\$0.00	\$0.00	\$0.00
11 1465.1	\$0.00	\$0.00	\$0.00	\$0.00
12 1470	\$0.00	\$0.00	\$0.00	\$0.00
13 1475	\$0.00	\$0.00	\$0.00	\$0.00
14 1485	\$0.00	\$0.00	\$0.00	\$0.00
15 1480	\$427,750.00	\$367,012.28	\$367,012.28	\$367,012.28
16 1495.1	\$0.00	\$0.00	\$0.00	\$0.00
17 1498	\$0.00	\$0.00	\$0.00	\$0.00
18 1502	\$0.00	\$0.00	\$0.00	\$0.00
19 TOTAL \$	\$457,750.00	\$459,191.00	\$459,191.00	\$459,191.00

Obligated as of:	2/29/2024	\$459,191.00	\$427,750.00	\$31,441.00
Expended as of:	2/29/2024	\$459,191.00	\$72,361.21	\$386,829.79

Obligated as of:	3/31/2024	\$459,191.00	\$427,750.00	\$31,441.00
Expended as of:	3/31/2024	\$459,191.00	\$140,626.51	\$318,564.49

Obligated as of:	4/30/2024	\$459,191.00	\$430,764.84	\$28,426.16
Expended as of:	4/30/2024	\$459,191.00	\$310,674.59	\$148,516.41

Obligated as of:	5/31/2024	\$459,191.00	\$448,779.32	\$10,411.68
Expended as of:	5/31/2024	\$459,191.00	\$402,773.56	\$56,417.44

Obligated as of:	7/31/2024	\$459,191.00	\$459,191.00	\$0.00
Expended as of:	7/31/2024	\$459,191.00	\$437,232.19	\$21,958.81

Obligated as of:	8/31/2024	\$459,191.00	\$459,191.00	\$0.00
Expended as of:	8/31/2024	\$459,191.00	\$459,151.19	\$39.81

Obligated as of:	9/30/2024	\$459,191.00	\$459,191.00	\$0.00
Expended as of:	9/30/2024	\$459,191.00	\$459,151.19	\$39.81

Obligated as of:	10/31/2024	\$459,191.00	\$459,191.00	\$0.00
Expended as of:	10/31/2024	\$459,191.00	\$459,191.00	\$0.00

SAMPLE SCHEDULE OF WORK SHEET

Schedule of work - Capital Crew

Season	Building(s), Unit No.	Discription of work	Notes
Winter			
	RL unit 504	Install new floor	
	MB unit 49	ADA renovations	Work is underway, waiting on GG Electric to run power to outlets, scheduled for first full week in Feb
	MB, MS and UR	Replace cores and keying system	Need to determine what buildings have been completed and which buildings cores/keys have on hand
	MB Commuity Rm	Remove heaters, install new windows all side wall (2 locations)	
	BW	Install storm doors	Measure and order (or pick up at HD) storm doors
Spring			
	MS	Construct walkway/stair	This shall be completed prior to the elevator modernization (March - April timeframe to be completed)
	RL	Pole lights	
	BW, EA	Replace cores and keying system	Need to determine what buildings have been completed and which buildings cores/keys have on hand
Late spring/Summer			
	RL	Install new windows to roof top units	Look at units, measure and order windows
	BW	Start work on Bldg 300 trim	
	UR	Finish replacement of unit windows	Look at units, measure and order windows. Review storage to see if any are left from previous install
	UR	Paint	

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING THE
REVIEW OF MONTHLY BILLS AS LISTED
MAY 2026**

WHEREAS, the Board of Commissioners of the Peekskill Housing Authority is responsible for monitoring the Authority's expenditures; and

WHEREAS, the bills for the period of May 2026 are set forth in the attached Bills List; and

WHEREAS, the Board of Commissioners has reviewed the Bills List; and

WHEREAS, any questions and/or concerns regarding certain bills listed have been satisfactorily addressed;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Peekskill Housing Authority hereby approves the bills as presented in the May 2026 Bills List.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chair Jacqueline Simpkins				
Vice Chairman Yvette Houston				
Commissioner Nicola Smith-DeFreitas				
Commissioner Dawn Benson				
Commissioner Stephanie Dabbs				

I hereby certify that the above resolution is as the Board of Commissioners of the Housing Authority of the City of Peekskill adopted.

Effective: June 18, 2026

J. Phalen, Executive Director

8:03 AM

06/10/26

Peekskill Housing Authority Transaction List by Vendor May 2026

Type	Date	Num	Memo	Amount
All County Lock & Safe Corp.				
Bill	05/21/2026		Unit Keys and C...	-275.00
Bill Pmt -Check	05/21/2026	19578	Unit Keys and C...	-275.00
Arrow Black Top & Masonry, Inc.				
Bill	05/07/2026		Mill and Pave E...	-185,170.00
Bill Pmt -Check	05/07/2026	19546	Mill and Pave E...	-185,170.00
Artistic Glasswork				
Bill	05/21/2026		INSULATED GL...	-350.00
Bill Pmt -Check	05/21/2026	19579	INSULATED GL...	-350.00
Avaya Financial Services				
Bill	05/21/2026		OFFICE PHONES	-292.89
Bill Pmt -Check	05/21/2026	19580	OFFICE PHONES	-292.89
Bond, Schoeneck & King, PLLC				
Bill	05/07/2026		LEGAL SERVIC...	-115.00
Bill Pmt -Check	05/07/2026	19547	LEGAL SERVIC...	-115.00
Chase Card				
Bill	05/07/2026		VOID: Monthly ...	0.00
Bill Pmt -Check	05/07/2026	19570	VOID: Monthly ...	0.00
Bill	05/19/2026		Chase Credit Card	-15,719.30
Bill Pmt -Check	05/19/2026	19576	Chase Credit Card	-15,719.30
City of Peekskill				
Bill	05/07/2026		0028- Vehicle F...	-167.00
Bill Pmt -Check	05/07/2026	19548	0028- Vehicle F...	-167.00
City of Peekskill Finance Department				
Bill	05/21/2026		Trash Pickup Re...	-17,784.00
Bill Pmt -Check	05/21/2026	19581	Trash Pickup Re...	-17,784.00
Comprehensive Grants Management				
Bill	05/07/2026		Grant Writing S...	-6,000.00
Bill Pmt -Check	05/07/2026	19549	Grant Writing S...	-6,000.00
Con Edison				
Bill	05/07/2026		Kiley Center Gas	-1,695.75
Bill Pmt -Check	05/07/2026	19550	Kiley Center Gas	-1,695.75
CSEA				
Bill	05/07/2026		AGENCY UNIO...	-311.96
Bill Pmt -Check	05/07/2026	19551	AGENCY UNIO...	-311.96
Bill	05/21/2026		AGENCY UNIO...	-311.96
Bill Pmt -Check	05/21/2026	19582	AGENCY UNIO...	-311.96
CSEA Employee Benefit Fund				
Bill	05/21/2026		Vision and Dent...	-1,746.80
Bill Pmt -Check	05/21/2026	19583	Vision and Dent...	-1,746.80
DEC COPIERS LEASING A PROGRAM OF DE LAN				
Bill	05/07/2026		Lease of copyst...	-149.00
Bill Pmt -Check	05/07/2026	19552	Lease of copyst...	-149.00
DEC Office Solutions, Inc.				
Bill	05/21/2026		Copy Machine L...	-603.46
Bill Pmt -Check	05/21/2026	19584	Copy Machine L...	-603.46
Di Paterio Contracting Inc.				
Bill	05/07/2026		Porch Roof Ove...	-46,650.00
Bill Pmt -Check	05/07/2026	19553	Porch Roof Ove...	-46,650.00
Bill	05/07/2026		Bathroom projec...	-165,140.00
Bill Pmt -Check	05/07/2026	19574	Bathroom projec...	-165,140.00
EnTech Boiler Controls, Inc.				
Bill	05/07/2026		1227 Howard St...	-4,387.53
Bill Pmt -Check	05/07/2026	19554	1227 Howard St...	-4,387.53
Everon, LLC				
Bill	05/21/2026		Kiley. Fire Alarm...	-369.97
Bill Pmt -Check	05/21/2026	19585	Kiley. Fire Alarm...	-369.97
Federal Express				
Bill	05/21/2026		PRIORITY MAIL...	-6.62
Bill Pmt -Check	05/21/2026	19586	4869-6686-6	-6.62
HARRG Inc.				
Bill	05/21/2026		Commercial Lia...	-2,816.00
Bill Pmt -Check	05/21/2026	19587	Commercial Lia...	-2,816.00
Home Depot Credit Services				
Bill	05/04/2026		MAINTENANCE...	-6,455.30
Bill Pmt -Check	05/04/2026	19544	MAINTENANCE...	-6,455.30

Peekskill Housing Authority Transaction List by Vendor May 2026

Type	Date	Num	Memo	Amount
Housing Authority Risk Retention Group				
Bill	05/07/2026		Commercial Lia...	-26,350.00
Bill Pmt -Check	05/07/2026	19555	Commercial Lia...	-26,350.00
Housing Insurance Services Inc.				
Bill	05/07/2026		Liability Insuran...	-20,606.00
Bill Pmt -Check	05/07/2026	19556	Liability Insuran...	-20,606.00
JKR Pest Solutions LLC				
Bill	05/21/2026		Monthly Service ...	-1,675.00
Bill Pmt -Check	05/21/2026	19588	Monthly Service ...	-1,675.00
John G. Cruikshank				
Bill	05/07/2026		Accounting Serv...	-2,400.00
Bill Pmt -Check	05/07/2026	19557	Accounting Serv...	-2,400.00
Kimberlyn McIver				
Bill	05/07/2026		ROSS Coordina...	-3,077.00
Bill Pmt -Check	05/07/2026	19545	ROSS Coordina...	-3,077.00
Bill	05/21/2026		ROSS Coordina...	-3,077.00
Bill Pmt -Check	05/21/2026	19577	ROSS Coordina...	-3,077.00
LAN Associates				
Bill	05/07/2026		6242: Gas Pres...	-1,600.00
Bill Pmt -Check	05/07/2026	19558	6242: Gas Pres...	-1,600.00
Bill	05/07/2026		Elevator Modific...	-14,833.75
Bill Pmt -Check	05/07/2026	19575	Elevator Modific...	-14,833.75
MGR Restoration Inc.				
Bill	05/07/2026		1431 Park Stree...	-93,890.00
Bill Pmt -Check	05/07/2026	19559	1431 Park Stree...	-93,890.00
Michael Anderson				
Bill	05/07/2026		CSEA Contract: ...	-1,100.00
Bill Pmt -Check	05/07/2026	19560	CSEA Contract: ...	-1,100.00
Michael Belanich				
Bill	05/07/2026		NYSLRS Contri...	-924.16
Bill Pmt -Check	05/07/2026	19561	NYSLRS Contri...	-924.16
NATIONAL CENTER FOR HOUSING MANAGEMENT				
Bill	05/07/2026		Active Certificati...	-155.00
Bill Pmt -Check	05/07/2026	19571	Active Certificati...	-155.00
New York Power Authority				
Bill	05/21/2026		VOID: ELECTRI...	0.00
Bill Pmt -Check	05/21/2026	19589	VOID: ELECTRI...	0.00
NYS Employees' Health Insurance Pending A				
Bill	05/07/2026		NYS HEALTH I...	-35,042.29
Bill Pmt -Check	05/07/2026	19562	NYS HEALTH I...	-35,042.29
Otis Elevator Company				
Bill	05/21/2026		Logistics and Fu...	-600.00
Bill Pmt -Check	05/21/2026	19590	Logistics and Fu...	-600.00
Pierro & Kamensky				
Bill	05/21/2026		Monthly Legal S...	-3,200.00
Bill Pmt -Check	05/21/2026	19591	Monthly Legal S...	-3,200.00
Primo Brands				
Bill	05/07/2026		Ready Fresh W...	-88.97
Bill Pmt -Check	05/07/2026	19563	Ready Fresh W...	-88.97
Progressive				
Bill	05/21/2026		07810595: Com...	-12,627.00
Bill Pmt -Check	05/21/2026	19592	07810595: Com...	-12,627.00
Risk Strategies Consulting				
Bill	05/07/2026		Consulting servi...	-1,500.00
Bill Pmt -Check	05/07/2026	19564	Consulting servi...	-1,500.00
Robison				
Bill	05/21/2026		Oil Delivery; 696...	-12,932.45
Bill Pmt -Check	05/21/2026	19593	Oil Delivery; 696...	-12,932.45
Safe Cloud, Inc.				
Bill	05/07/2026		Monthly IT Servi...	-750.00
Bill Pmt -Check	05/07/2026	19565	Monthly IT Servi...	-750.00
Bill	05/07/2026		IT- Installation o...	-8,990.00
Bill Pmt -Check	05/07/2026	19573	IT- Installation o...	-8,990.00
Bill	05/21/2026		Monthly IT Servi...	-6,410.00
Bill Pmt -Check	05/21/2026	19594	Monthly IT Servi...	-6,410.00

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**Peekskill Housing Authority
Transaction List by Vendor
May 2026**

Type	Date	Num	Memo	Amount
Sav-Mor Discount Auto Parts				
Bill	05/07/2026		PHA Vehicle Re...	-504.48
Bill Pmt -Check	05/07/2026	19566	PHA Vehicle Re...	-504.48
Stericycle, Inc				
Bill	05/21/2026		SECURE DOCU...	-90.00
Bill Pmt -Check	05/21/2026	19595	SECURE DOCU...	-90.00
Suburban Propane				
Bill	05/21/2026		PROPANE DELI...	-1,058.35
Bill Pmt -Check	05/21/2026	19596	PROPANE DELI...	-1,058.35
USA Today Media Corp.				
Bill	05/07/2026		Newspaper adv...	-1,149.65
Bill Pmt -Check	05/07/2026	19567	Newspaper adv...	-1,149.65
Yardi Systems				
Bill	05/07/2026		Yardi Systems: ...	-3,816.51
Bill Pmt -Check	05/07/2026	19572	Yardi Systems: ...	-3,816.51
Yvette Houston				
Bill	05/07/2026		Tenant Services	-68.88
Bill Pmt -Check	05/07/2026	19568	Tenant Services	-68.88

TENANT PAYMENT AGREEMENTS

Tenant	Start Month	End Month	Agreement Amount	Received Amount	Remaining Amount	Notes
Bohlmann						
t0001721	08/2025	12/31/2026	1,135.75	985.00	150.75	
t0000277	11/2025	12/31/2026	1,984.00	700.00	1,284.00	
t0001610	06/2023	12/31/2026	4,721.19	2,324.00	2,397.19	
t0001495	04/2026	12/31/2027	758.83	75.00	683.83	Court
t0001273	01/2023	12/31/2027	1,860.12	919.37	940.75	
t0001683	11/2025	12/31/2027	901.65	838.85	62.80	
t0001682	08/2025	12/31/2028	1,198.98	1,180.00	18.98	
t0001195	08/2023	12/31/2028	2,189.70	1,100.00	1,089.70	
t0000524	05/2023	12/31/2028	4,954.00	3,350.00	1,604.00	
t0001145	09/2025	12/31/2029	1,360.00	250.00	1,110.00	
t0001666	07/2025	12/31/2029	1,395.00	1,173.00	222.00	
t0001192	08/2025	12/31/2029	1,814.00	1,731.00	83.00	
t0000835	12/2025	12/31/2029	2,182.00	1,290.00	892.00	
t0000008	07/2023	12/31/2029	5,203.30	2,700.00	2,503.30	
t0001253	11/2023	12/31/2029	2,205.10	2,099.80	105.30	
t0001618	08/2025	12/31/2030	1,886.27	225.00	1,661.27	
t0000176	06/2023	12/31/2031	5,799.00	4,748.00	1,051.00	
t0001121	06/2023	12/31/2031	2,605.85	583.00	2,022.85	Court
t0001226	07/2025	12/31/2032	2,329.00	2,271.00	58.00	
t0001284	06/2025	12/31/2033	2,904.60	1,124.55	1,780.05	
t0001670	07/2025	12/31/2033	2,668.30	375.00	2,293.30	
t0000168	06/2025	12/31/2034	3,322.30	700.00	2,622.30	
t0002000	11/2025	12/31/2035	4,327.00	1,197.00	3,130.00	
t0000213	05/2023	12/31/2035	18,603.00	5,296.00	13,307.00	Court
t0002187	08/2025	12/31/2036	3,470.10	250.00	3,220.10	
t0001120	12/2024	12/31/2036	4,030.10	756.30	3,273.80	Court
t0000255	11/2025	12/31/2037	3,678.15	371.85	3,306.30	
t0001480	08/2025	12/31/2037	3,974.00	3,931.00	43.00	
t0000214	08/2023	12/31/2038	5,701.80	1,700.00	4,001.80	
u0001117	12/2023	12/31/2038	4,773.80	814.40	3,959.40	
t0000495	08/2023	12/31/2039	5,894.05	4,433.40	1,460.65	Court
t0001181	06/2023	12/31/2041	5,897.59	5,378.76	518.83	
t0001245	07/2023	12/31/2045	7,718.66	1,700.00	6,018.66	Court
t0001527	01/2026	12/31/2045	2,483.70	39.00	2,444.70	
t0000979	05/2024	12/31/2045	7,868.80	750.00	7,118.80	
t0000495	08/2025	12/31/2046	6,403.70	715.60	5,688.10	
p000071	08/2025	12/31/2048	7,991.00	1,045.00	6,946.00	
t0000253	01/2026	12/31/2054	3,550.20	20.00	3,530.20	
t0000372	02/2024	12/31/2055	10,430.80	1,551.20	8,879.60	Court
t0000857	05/2025	12/31/2056	9,883.05	1,796.00	8,087.05	Court
p00117	07/2023	12/31/2058	22,425.06	2,689.00	19,736.06	Court
t0001162	12/2024	12/31/2058	10,457.95	316.00	10,141.95	
t0000407	09/2024	12/31/2065	12,430.15	450.00	11,980.15	Court
t0000390	10/2022	12/31/2067	28,105.00	3,100.00	25,005.00	

t0000193	10/2024	12/31/2071	5,669.00	200.00	5,469.00	Court
t0000273	02/2025	12/31/2078	34,321.20	2,300.00	32,021.20	
p00103	11/2024	12/31/2093	20,904.70	415.00	20,489.70	
Total Bohlmann			306,371.50	71,958.08	234,413.42	
			Agreement	Received	Remaining	

t0000134	07/2025	12/31/2026	2,120.94	1,103.00	1,017.94	
t0000022	06/2023	12/31/2027	2,286.00	1,578.00	708.00	
t0000165	03/2026	12/31/2027	2,296.00	229.00	2,067.00	
t0000107	07/2021	12/31/2028	12,939.00	9,566.00	3,373.00	
t0000288	01/2026	12/31/2028	1,158.40	405.00	753.40	
t0001635	12/2025	12/31/2028	1,386.00	180.00	1,206.00	
t0001248	11/2023	12/31/2029	2,756.00	2,697.00	59.00	
t0000904	05/2023	12/31/2030	8,402.10	3,673.00	4,729.10	
t0000708	05/2026	12/31/2033	2,509.96	50.00	2,459.96	
t0001526	11/2025	12/31/2033	5,435.00	600.00	4,835.00	
t0000765	03/2025	12/31/2033	3,309.20	775.00	2,534.20	Court
t0001613	11/2023	12/31/2034	13,591.80	11,355.00	2,236.80	Court
t0000042	08/2023	12/31/2035	16,844.90	4,615.00	12,229.90	
t0001614	04/2026	12/31/2035	4,092.00	3,773.00	319.00	
t0000777	09/2025	12/31/2036	4,250.64	853.00	3,397.64	Court
t0001171	08/2025	12/31/2037	4,000.00	275.00	3,725.00	
t0001237	11/2024	12/31/2037	5,655.00	5,574.00	81.00	
t0000044	02/2026	12/31/2040	5,370.00	1,295.00	4,075.00	
p00130	08/2023	12/31/2041	5,798.00	4,215.00	1,583.00	
t0000154	06/2021	12/31/2041	6,257.25	1,525.00	4,732.25	
t0001659	09/2023	12/31/2043	6,741.70	1,200.00	5,541.70	
t0000228	07/2025	12/31/2044	5,972.00	2,081.00	3,891.00	
t0000054	02/2024	12/31/2045	6,592.10	2,398.00	4,194.10	Court
t0000133	04/2025	12/31/2045	6,493.20	1,265.65	5,227.55	Court
t0000363	09/2024	12/31/2052	8,578.47	500.00	8,078.47	
t0000020	05/2026	12/31/2053	27,162.25	2,200.00	24,962.25	
p00003	11/2024	12/31/2057	10,434.65	800.00	9,634.65	Court
t0000181	06/2023	12/31/2061	5,049.40	5,030.60	18.80	Court
t0000004	06/2025	12/31/2062	13,812.00	330.00	13,482.00	Court
p00036	08/2023	12/31/2068	14,304.40	5,791.20	8,513.20	
t0000179	08/2025	12/31/2074	14,977.40	150.00	14,827.40	
t0000041	11/2024	12/31/2077	17,064.50	1,350.00	15,714.50	Court
t0000059	02/2024	12/31/2093	20,999.90	700.00	20,299.90	
t0000033	09/2024	12/31/2123	30,211.25	912.75	29,298.50	Court
Total Dunbar			298,851.41	79,045.20	219,806.21	
			Agreement	Received	Remaining	

TENANT PAYMENT AGREEMENT LISTING cont'd

Turnkey						
t0001627	08/2023	12/31/2028	2,038.05	1,000.00	1,038.05	
t0000800	05/2026	12/31/2029	2,654.00	100.00	2,554.00	Court
t0000082	08/2025	12/31/2030	1,729.45	275.00	1,454.45	Court
t0000256	03/2023	12/31/2030	3,220.50	3,111.00	109.50	
t0000026	04/2023	12/31/2030	9,675.48	3,429.00	6,246.48	
t0000156	08/2025	12/31/2030	3,255.00	500.00	2,755.00	
t0000256	05/2026	12/31/2031	1,960.00	25.00	1,935.00	
t0000101	07/2023	12/31/2033	6,998.50	2,301.00	4,697.50	
t0000063	02/2025	12/31/2036	9,717.00	3,883.00	5,834.00	
t0000062	06/2023	12/31/2039	6,776.15	2,520.00	4,256.15	
t0001261	08/2023	12/31/2041	17,310.37	1,880.00	15,430.37	
t0001304	08/2025	12/31/2058	10,094.80	150.00	9,944.80	
p00070	07/2025	12/31/2062	12,302.00	1,075.00	11,227.00	
Total Turnkey			83,731.30	20,249.00	67,482.30	
			Agreement	Received	Remaining	
PHA TOTAL (93)			692,954.21	171,252.28	521,701.93	